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Fairfax County Board of Supervisors Meeting, Tuesday, March 17, 2026

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[00:00:03] Good morning, everyone, and welcome to our board meeting of March 17, 2026.

[00:00:24] And for those who celebrate, Happy St. Patrick's Day. Can't think of a better way of spending St. Patrick's Day than here in the board auditorium. So, I do want to also announce that Supervisor Sizemore Heiser, due to a long-standing family commitment, will not be with us today.

[00:00:40] But we'll be following the board meeting remotely, as will her staff. And we're going to begin our board meeting the way we always do, which is with a moment of silence to be followed by the Pledge of Allegiance. And in a moment, I'm going to ask all who are able to stand for a moment of silence to be followed by the Pledge of Allegiance.

[00:00:57] But before we do that, we do want to announce a few folks and individuals we want to keep in our thoughts and prayers. And I'm going to recognize my colleagues after I go through what unfortunately is a pretty long list of mentions this morning that we can all reflect on during our moment of silence.

[00:01:14] First, as everyone knows, we have lost a number of U.S. military service members in their current engagement in Iraq. We would ask that we keep all of our men and women in uniform and their families in our thoughts and prayers, particularly in a community like Fairfax that has such a large military population of both active service members as well as veterans.

[00:01:37] Secondly, we know that the Commonwealth of Virginia lost Lieutenant Colonel Brandon Shaw, who was unfortunately, tragically lost his life in a shooting that happened not far from here at Old Dominion University.

[00:01:52] And, of course, there's a lot of people in Fairfax County that have connections, deep connections, to ODU. Unfortunately, as I mentioned, Lieutenant Colonel Brandon Shaw lost his life after an act of violence that occurred on campus. He was a veteran of both the wars in Iraq and in Afghanistan and a professor of military science, as well as the department chair of ODU's ROTC program.

[00:02:17] Our thoughts and prayers are with his family and friends, as well as particularly those involved in the ROTC program, both at Old Dominion and across the Commonwealth, but also with all those in the ODU monarch family who have been affected by this act of violence that occurred on campus.

[00:02:35] Secondly, I need to mention someone who was close to me and I think close to potentially other members of this board, including, well, he's not a member of our board, I almost demoted him, but also our county executive in the passing of Patricia Pat Matthews.

[00:02:52] And if you didn't know Pat Matthews, she was a force in our DMV community. She passed away after a courageous battle with breast cancer. She was born in Baltimore, Maryland, and was coming of age in Washington, D.C. during the Civil Rights Movement, and those experiences had a profound effect on her, shaping her lifelong commitment to racial and social justice.

[00:03:15] Pat was the founding president of the Northern Virginia Health Foundation, and her vision to advance health equity shined through, where her leadership generated more than \$17 million in grants given out to nonprofits, increasing access to health care.

[00:03:32] Pat was recognized by the Washington Business Journal as Women Who Mean Business Honoree. She was also a trusted community partner right here in Fairfax County and someone I got to, and I know a lot of our staff and other board members, got to work with her very closely throughout all of our work on our One Fairfax policy.

[00:03:51] And her dedication and commitment to underserved communities was second to none. Our condolences go out to Pat's family, friends, and colleagues across our region who knew her well. We sadly also lost Master Technician Raul Perla, and he was a Master Technician in our Fairfax County Fire and Rescue Department who passed away from occupational cancer.

[00:04:14] Master Technician Perla served Fairfax County and its residents for nearly 28 years before recently retiring in 2023. A long-time and dedicated member of the department's urban search and rescue and technical operations team, Master Technician Perla deployed 12 times to domestic and international disasters with our team.

[00:04:35] A true public servant, his life motto was others before self. Our condolences go out to his loved ones and most especially to his colleagues who knew him well in the Fairfax County Fire and Rescue Department. And then finally, and this did not happen in Fairfax County, thankfully, but I think we all watched in horror what happened at the Michigan Synagogue.

[00:04:58] And for all of us, this is just another reminder of the tensions that exist in our country right now and how acts of violence, particularly involving schools and places of worship, hit home personally

for a lot of people in Fairfax County and certainly in our Jewish community, who watched what happened with the shooting that took place and the innocent lives that were lost in Michigan.

[00:05:21] And so this is just a reminder to our faith communities that we have a very robust operation within our Fairfax County Police Department to provide advice and to partner with our houses of worship to make sure that anyone in Fairfax County, no matter their religious affiliation, can worship in peace.

[00:05:40] And I would urge any one of our various people involved in our faith communities, if they have concerns, one, report those concerns to the police department, two, invite the police department to your house of worship to do a survey and point out potential security concerns and make them more aware of your house of worship in ways that we in Fairfax County can ensure that every resident in this county has a right to worship without fear of losing their life due to an act of religion.

[00:06:10] violence. And with that, I'm going to recognize any of my other colleagues if they would like to have additional thoughts and prayers before we rise. And I'm going to start on this side and work our way over. Supervisor Herdy. Yes, Mr. Chairman, let me start by saying thank you for those recognitions. The sad day, sad couple of weeks, I should say. But I'm sad to announce the passing of John Peterson. As most of you know, he was an elected member and chairman for the Northern Virginia Soil and Water Conservation Board. John's been a resident of Burke for over 50 years, growing up in Rice Lake, Wisconsin. He served in the United States Army for 32 years as an active

[00:06:49] and active reserve member, retiring as an infantry colonel in 1991. John also had a successful 40 plus year career with the United States Department of Agriculture, where he planned and constructed watershed projects in Minnesota, Ohio, Indiana, and Arizona before working nationally in Washington, D.C. He was dedicated to fighting for the environment and protecting watersheds as the executive director of the National Watershed Coalition and president of the International Erosion Control Association. Among his many, many professional accomplishments, John drafted the

[00:07:24] Small Watershed Rehabilitation Act of 2000, which was the first major USDA water legislation passed in over 22 years. In addition to his professional accomplishments, John's life reflected his love a family, faith, travel, and sports. He was deeply involved in the lives of his family and an active member of the community, being an Eagle Scout himself. He served both as pack leader and troop leader for his sons. He enjoyed a variety of sports coaching, little league baseball, and acting as a scorekeeper for the Lake Braddock girls softball team. He was known to root for local sport teams at all levels, from GMU basketball to the Potomac Cannons to the Baltimore Ravens, not to mention

[00:08:03] and the university teams of his children's alma maters. Personally, John was a friend, a big supporter, taught me a lot about the environment and the great work of the Northern Virginia Soil and Water Conservation District and what they do for our residents, and made me a big supporter of the great work that they do.

[00:08:22] John's survived by his wife, Blanche, their five children and seven grandchildren. He will be missed in my district and across the county and nation. I ask we keep John's family in our thoughts and prayers. Thank you very much. Supervisor Herity, Supervisor Palcic.

[00:08:38] Thank you, Mr. Chairman. Also, thank you for your words. It has been a difficult time in our community. I want to recognize someone who may be known to some of the people in the room today. Ashley Brooke Coleman. She was age 46 and passed away peacefully on February 18, 2026.

[00:08:56] She was born in Norfolk, Virginia, to Barbara and Harvey Coleman. A proud graduate of Norfolk Academy, the University of Maryland, and Cumberland School of Law at Sanford University. She dedicated her career to public service and was a strong advocate for helping others.

[00:09:12] She began her career as a prosecutor in the Norfolk and Virginia Beach Commonwealth Attorney's Office, and she later served as pro bono managing attorney at Legal Services of Northern Virginia, where she worked tirelessly to expand legal access to those in need. She was very well known and beloved and a key part of the Fairfax Coordinated Community response to domestic violence, chairing and leading groups, including the CEDV court process work group, and always going above and beyond for the survivors of domestic violence that she served.

[00:09:45] Ashley was known for her big, beautiful smile and her generous spirit. She consistently placed the needs of others before her own and approached her work and personal life with compassion, kindness, and quiet strength. She was a devoted daughter, a loving and very close sister to her brother Stefan, and a caring and attentive aunt to her eight nieces and nephews, who brought her enormous joy.

[00:10:09] This community will miss her immensely. Thank you, Supervisor Paucik. Is there anyone else who would like to be recognized? Seeing and hearing no one, if all who are able could please rise for a moment of silence to be followed by the Pledge of Allegiance.

[00:10:24] This morning, we do have a large number of presentations, five, so we will try to get

[00:11:26] through those efficiently this morning, and I will announce each proclamation and invite our designated speaker, and anyone else who is here for that presentation to come down to the podium in front of me. We will then read the proclamation, and after our speaker's remarks, we will pose for a picture.

[00:11:42] And first up this morning, we have a resolution to recognize the Fairfax Stars Basketball Program on its 30th anniversary, and this was requested by myself. Our speaker is Aggie McCormick, the founder and executive director of the Fairfax Stars Basketball Program, who is on her way down.

[00:12:01] And I am going to turn the gavel over to Vice Chair Smith so that I can read the following resolution. Whereas the Fairfax Stars basketball program was founded in 1996 by coach Aggie McCormick to provide young athletes in northern Virginia with opportunities to compete in organized amateur athletic union, AAU basketball, while developing strong character, teamwork, and leadership skills.

[00:12:27] And whereas over the past three decades, the Fairfax Stars program has grown into one of the region's premier youth basketball organizations, serving hundreds of boys and girls each year and providing a positive, competitive environment for student-athletes ages 7 through 18.

[00:12:44] And whereas the Fairfax Stars teams have achieved numerous regional and national accomplishments, including multiple AAU national championships and nationally ranked teams bringing pride and recognition to Fairfax County. And whereas the program's dedicated coaches and volunteers have committed countless hours to mentoring young athletes and emphasizing not only athletic excellence, but also academic access and support, success, sportsmanship, and personal growth.

[00:13:14] And whereas many Fairfax Stars alumni have continued their academic careers at the collegiate level and beyond, reflecting the program's lasting impact on youth development and opportunity. And whereas for 30 years, the Fairfax Stars Basketball Program has strengthened the Fairfax

County community by promoting healthy lifestyles, youth engagement, and positive mentorship through sports.

[00:13:40] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents, does hereby congratulate the Fairfax Stars basketball program on its 30th anniversary and commends its coaches, volunteers, families, and student-athletes whose dedication and commitment have made the Fairfax Stars program a cornerstone of youth athletics in Fairfax County for the past 30 years.

[00:14:05] Second. That's seconded by Supervisors Herity and Palchuk. Discussion on the motion? Yeah, thank you, Vice Chair Smith. First, it's an honor to do this today. 30 years goes by really quick. Aggie, I want to thank you for your dedication to this program, for the difference that you have made in so many people's lives.

[00:14:26] And as the proclamation says, to all the coaches, volunteers, all the support structure who dedicate their time and energy to this. And for those of us who have been involved in youth athletics and support youth athletics, We know that people do this because they have a passion to help young people, and it makes a difference in their entire career trajectory as this resolution recognizes.

[00:14:49] And I also want to, of course, invite your husband, Bob Dix, back to the board auditorium. It is a joy to see you again and to have you back here. Bob was supervisor of the 100 Mill District some years ago, and we thank you, of course, for your service to our community as well.

[00:15:07] Whether you're on this dais or in youth sports, we know it takes a lot of time and effort, and we appreciate that. But this is to support Fairfax Stars, to recognize 30 years of excellence, and to continue to celebrate the development of youth into great adults who've come through your program.

[00:15:25] And we're hoping for many more years of success. So thank you, and congratulations. Thank you. Seeing no further discussion, all those in favor of the motion, please say aye. Aye. Anyone opposed? Any abstentions that motion carries, Mr. Chairman? Thank you, Vice Chairman Smith. And with that, as I mentioned, we have Aggie McCormick with us this morning.

[00:15:44] Welcome. The floor is yours. Thank you very much, Mr. Chairman. Thank you very much for this proclamation. We're very honored. Members of the board, thank you very much. As you know, my colleague here has been in this boardroom before. He's also going to speak for us really quickly today. But I want to take a moment and just say that I'm very honored for this proclamation, all the incredible athletes that we have here in Fairfax County and now who are adults, obviously, at this point in time, back into our community doing so much for young people and for others.

[00:16:16] And in addition to it, all the volunteer coaches that we have had, as the chairman mentioned, over the years no one has been paid. That's incredible for 30 years of service. Also to be one of the organizations around the country who had a female director in 30 years, 30 years ago, as some of you may know, was not the easiest thing to do.

[00:16:36] So hats off to all the young women who came to our program, and very honored to have been able to be a mentor for them. There are two people, though, who are critical in this, and probably from the time he was on the board. If Bob Dix had not helped us take this program to the next level in this county, we wouldn't be where we are today.

[00:16:57] So I have to also, as a human being and a former member, just say thank you from the bottom of my heart for everything that he did while he was in service. And then the second person is my brother who also sat at the table for years, Bob McCormick, and helped rise this program to the next level. We also have incredible admin people, incredible people who have volunteered their time, kids who have come back to the program and helped out that I also want to make sure that we say thank you to, and the parents who did endless and countless tournaments across the country.

[00:17:31] We started here in Fairfax County. We're well-known across the country, and I just think that is absolutely amazing. So I want to thank everyone in Fairfax County, including NCS, who has done a great job working with us to make sure that we are able to get these young athletes to where they need to be.

[00:17:48] And then before my time runs out, I do want to turn this over to Mr. Dix to say a few words to close this out. But, Mr. Chairman, it's been an honor, and thank you. Thank you. I knew I couldn't come here without having something to say. We were counting on it. It's powerful to have the opportunity to be here and have this program and Aggie and her leadership be recognized for the 30 years of devotion and volunteerism.

[00:18:13] We accept this this morning on behalf of all the student athletes, the parents, the families, the volunteers, the coaches that have been part of this program for 30 years. Again, I want to reiterate her thanks to the county, to Department of Neighborhood and Community Services, especially the athletic services folks that are our partners in this.

[00:18:36] I will just leave you with this, because I know you share our view that youth activities, including youth sports activities, are a differentiator in Fairfax County and a critical part of the fabric of the quality of life in this community.

[00:18:52] Let us never forget that, and please continue to support those activities and the fact that there are so many volunteers willing to be a part of helping young student-athletes advance in their careers. So thank you very much. Keep up the good work.

[00:19:08] Thank you, Chairman. Thank you. Well said, Bob. Thank you. Before we close, I also want to thank our sponsor. We've been fortunate enough that we were here for seven years through the county, and then Nike came through and sponsored our program. So that's why we are so recognized as a national program.

[00:19:25] So I also want to make sure that we thank them for everything they have done to elevate youth, especially for young women. Again, thank you very much. Appreciate it, sir. Thank you very much. And don't go anywhere yet. At this time, we're going to all pose for a photo. And if the board could rise, Bob and Aggie, if you could come forward.

[00:19:42] And Supervisor Alcorn, if you want to join me from the 100 minutes.

[00:19:46] All right. Next, we have a resolution to recognize the Omicron Theta Zeta chapter of Zeta Phi Beta Sorority, Inc. in celebration of its 30 years of community service.

[00:21:05] A lot of people turning 30 today. And this was requested by myself and by Supervisor Lusk. And I'm going to ask Supervisor Lusk if he could read the resolution.

[00:21:18] Thank you very much, Mr. Chairman. Whereas Zeta Phi Beta Sorority, Inc., founded in 1920 on the principles of scholarship, service, sisterhood, and finer womanhood, established the Omicron Theta

Zeta chapter in Fairfax County in 1991, and for more than 34 years has upheld those ideals through dedicated community service and civic engagement.

[00:21:45] And whereas, with more than 140 members, the chapter organizes more than 40 service activities each year, donates over 2,000 pounds of food annually, and contributes more than 44,000 in community support.

[00:22:02] And whereas, the Chapter Scholarship Foundation has awarded more than \$150,000 in local scholarships to local students, including \$14,000 to seven students in 2025, and hosts its annual Be Bold Youth Summit to prepare young women for success.

[00:22:24] And whereas Omicron Theta Zeta raises thousands of dollars annually for the March of Dimes, including more than 13,000 in 2025, and partners with organizations such as United Community, Project Give Back, the Salvation Army, and New Hope Housing.

[00:22:43] And whereas the chapter's auxiliaries expand its impact through intergenerational service and civic engagement, now, therefore, be it resolved, the Fairfax County Board of Supervisors, on behalf of all residents of Fairfax County, does hereby recognize Omicron Theta Zeta Chapter of Zeta Phi Beta Sorority Incorporated for more than 30 years of outstanding service, leadership, and commitment to serving the Fairfax County community.

[00:23:14] Signed by Jeffrey C. McKay, Chairman, Rodney L. Lusk, Supervisor, March 17, 2026. Motion? Discussion on the motion, Supervisor Lusk. Thank you, Mr. Chairman. I'll just make a couple more statements here.

[00:23:31] The Omicron Theta chapter makes a powerful and consistent impact in the Alexandria area and deserves recognition for their service. Through its local projects, the chapter raises awareness about critical health issues, such as breast cancer and premature birth, leadership development initiatives, and the Black Scholars Program support academic excellence and cultivate future leaders, while youth mentorship programs provide guidance, encouragement, and positive role models for young people.

[00:24:04] Through Project Giveback, chapter members and other local organizations unite just before Thanksgiving to fight food insecurity in the region by assembling and distributing food baskets to families in need. Collectively, these contributions show Omicron Theta Zeta's deep dedication to service, social action, and community uplift. Thank you for your service to the Alexandria area and Fairfax County. And Mr. Chairman, I'll make one last note. My wife happens to be a member of Zeta Phi Beta Sorority Incorporated. She is a finer woman, not a member

[00:24:44] of this chapter, but I would be remiss if I did not acknowledge that as well here today. Thank you, Mr. Chairman. You would be in trouble if you did not mention that. Let us be clear. Any further conversation? Let me just say, these ladies are everywhere in Fairfax County.

[00:25:04] I mean, just the list of things that are in that resolution, but I know I see them at events all over this county, and we thank you for that, particularly the difference that you're making in our young people's lives because that is our future. And, you know, I also want to particular point out it was OTZ in while they started here, I believe it was in and around 1991 originally, they were instrumental in 1992 in mentoring the charter members of the Zeta Omicron chapter at George Mason University, which of course is, you know, just such a successful

[00:25:40] integral part of our community and also is in the business of changing young people's lives for the better. And so I want to thank you for all the work that you've done. The statistics that are in this proclamation really speak for themselves, and we see you, and we know the difference that you're making in young people's lives all over this county, and we thank you for that.

[00:26:01] With that, I think we are ready for a vote. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And I have down as our speaker is Nicole Woody, president of the chapter, who is with us, who is down here before us and with a lot of friends. So welcome. Welcome. The floor is yours. Thank you so much. Good morning, Chairman McKay, Supervisor Lusk, distinguished members of the board, honored guests, community partners, and friends. My name is Nicole Woody, and I have the privilege of serving as the president

[00:26:37] of the Omicron Theta Zeta chapter of Zeta Phi Beta Sorority Incorporated. On behalf of our members, our 143 members, thank you for this recognition. We are truly grateful to the Chairman McKay, to Supervisor Lust and Supervisor Stork, and the entire board for acknowledging our chapter and the work that we do in Fairfax County.

[00:27:00] This proclamation is deeply meaningful to us, not as a measure of accomplishment, but as a reflection of purpose and a reminder of the responsibility that we carry to serve. Since our chartering in 1991, we have remained committed to showing up where there is a need, offering not only our time and our talents, but also our hearts to the community that we proudly serve. Over the years, we have been fortunate to support numerous initiatives. Our commitment to community is reflected through these meaningful partnerships and collective action and through our

[00:27:38] annual days of service we continue to provide those great works we remain grounded in service by mentoring young girls through our youth auxiliaries maintaining our adopted highways near the fort belvoir area and supporting our adopted schools mount vernon high school and mount vernon woods elementary school through appreciation events for our teachers and administrators back to school drives, and hygiene initiatives. We also value our collaborations with fellow organizations to support community-wide efforts, including food distributions, health fairs that

[00:28:12] offer screenings, blood drives, and wellness education. But none of this work is done alone. It is made possible through the strong partnerships, the shared commitment, and a collective desire to make a meaningful impact. We are especially grateful for the continued collaboration that we share within Fairfax County. And as we mark this month 35 years of service, we receive this proclamation with gratitude and humility. It serves as both a milestone and a reminder that there is still work to be done, communities to uplift, lives to impact, and opportunities to

[00:28:51] serve with purpose. Omicron Theta Zeta remains committed to being a consistent and a positive presence within Fairfax County, dedicated to service in all that we do. And on behalf of the members of Omicron Theta Zeta, thank you very much.

[00:29:06] Thank you very much, Nicole. Thank you very much, Nicole. And to all your members who aren't here, we thank them, too. And for those who are here, thank you for coming to celebrate this with us this morning.

[00:29:23] With that, I think we're ready for a photo. And if you all could come forward and face the audience, Supervisor Lusk and I will come on down. Supervisor Stork, why don't you join us down, too? if

the rest of the board could rise.

[00:31:12] All right, next we have a resolution to celebrate the 50th anniversary of the county's Master Gardeners Program. And this was requested by myself. Our speaker is Susan McCracken, president of the Fairfax County Master Gardeners Association. And it looks like you have a lot of friends here with you as well, which is great to see.

[00:31:33] You all are welcome to come on down to the podium. I am going to hand the gavel to Vice Chairman Smith so that I can read the following resolution. Whereas the Master Gardeners Program is a volunteer initiative by the Cooperative Extension Service that trains community members in research-based horticulture and share reliable science-based gardening knowledge with the public.

[00:32:01] And whereas in Fairfax County, the program traces its roots to the Neighborhood Plant Clinic Program established in 1976 to meet the growing horticultural needs of residents and to expand the educational outreach of local extension agents. And whereas in March 1976, Fairfax Extension agent Raj Wagray and his colleagues trained their first 45 volunteers to serve as neighborhood plant consultants who staffed plant clinics across the region and provided gardening assistance to more than 2,000 residents during their first season of service.

[00:32:38] And whereas this innovative volunteer effort laid the foundation for the Fairfax County Master Gardeners Program and later led to the formation of the Fairfax County Master Gardeners Association in 1997, strengthening the organization and expanding its service to the community.

[00:32:56] And whereas for five decades, the county's master gardeners have contributed thousands of volunteer hours through plant clinics, demonstration gardens, diagnostic assistance, educational programs, and community outreach, helping residents cultivate healthy landscapes and adopt environmentally responsible gardening practices.

[00:33:19] And whereas the dedication, expertise and spirit of service demonstrated by these volunteers have made the program a trusted resource for gardeners and a valuable contribution to Fairfax County's environmental efforts. Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents, does hereby recognize and celebrate the 50th anniversary of the Fairfax County Master Gardener's Program and expresses its sincere appreciation to the volunteers, educators, and partners whose commitment has enriched the community for generations.

[00:33:56] I'll second that motion along with Supervisor Pelczyk. Discussion on the motion? Very briefly, Madam Chairman, I appreciate the opportunity to recognize this group. I think a lot of folks in the county are very well aware of the work that they do and they're a cornerstone in so many ways of our environmental efforts as this resolution recognizes.

[00:34:17] And when they were created 50 years ago, I'm sure there were people then who knew how integral the work you're doing is as it relates to climate change and sustainability and some of the issues that we're facing as a community today. But I would argue that groups like this importance has never been higher than at this moment as we try to tackle so many of the environmental threats that our community sees.

[00:34:43] And I do want to mention that we discuss a lot of times in Richmond legislation that tries to deal with invasive species and plant sales. And we spend a lot of time on this, and sometimes people ask

me why. And anyone who's been in our woods and has seen what invasive species can do to our environment knows exactly why.

[00:35:06] That's an important subject. And also making sure that those types of sales are not happening in our community because there's a lot of people, I may be one of them, I'll self-admit, who every once in a while does gardening work but doesn't know necessarily how to do it.

[00:35:23] or how to do it right. And it is so important that groups like this are out there helping train people to do this and to do it in the right way. And so welcome to also eligibility in the 50-plus community now, 50 years of service.

[00:35:42] The organization is now in the older adults category, and we're proud of that. Those of us who are in that category are proud of that. Don't need to raise your hands. But this is a moment to celebrate, really, the volunteer work that is done here. I can't say volunteer enough times in this resolution because these are people who just stand up, want to do the work to help our community and to help our residents and do their part to help our planet.

[00:36:08] And without these types of volunteer organizations in the county, we would be in a lot more trouble. So thank you for all of your work and dedication. Supervisor Palchuk. Thank you, Madam Vice Chair. And thank you all so much. Thank you, Susan. Thank you to our volunteers.

[00:36:23] I see Adria Bordas, who heads the Virginia Tech Extension Program. Thank you. I think there are a few more staff up hiding in the seats. Thank you for your work. You know, our master gardeners, to me, are such an essential part of what you do. My sister and I both have flower names because my mom is a huge lover of gardening and gardens and brought us up to appreciate that as well.

[00:36:46] Very far from being a master gardener, I appreciate the work that you all do. I once had a garden plot in our parks, and let me tell you, it is not easy, especially if you don't have access to water. But from your plant clinics to your work in our farmer's markets and our libraries, just like the last group, you are everywhere.

[00:37:09] You're across the county. I believe Brenda was recently with my group helping bring awareness to our community leaders. And not only that, but you bring resilience, right? Not to be confused with our master naturalists. We have two excellent programs in the county.

[00:37:26] Gardening, I know many of you probably are master naturalists as well. But helping us understand how to grow flowers, how to grow food, how to grow our native species, and that'll help us continue to ensure that we leave that for every generation.

[00:37:43] Last year, my daughter brought home four tomato seedlings. They overgrew our garden, so we're only going to plant two this year. But that's how we learn. Hopefully one day she'll master it before I do. But I just want to thank you at a time when life is busy, when many of us spend so many hours at work commuting or getting around.

[00:38:05] I know that the time that we're able to spend in nature learning from each other and learning how to take care of our gardens is incredible. And then, last but not least, for me, the work that many of you probably do as well, the green spring gardens and making sure that that continues to be an excellent resource for how we learn and how we grow our own gardens and show what is possible here.

[00:38:31] I know for me it was a huge part of getting through my teenage years is being able to have a respite in Greenspring Gardens and in the gardens we have in the county. So thank you for all of your work, and especially thank you for helping inspire and teach many of us who are probably brown thumbs versus green thumbs just how we do this work together.

[00:38:54] So thank you to all of you. Thank you. Supervisor Lusk. Thank you very much, Madam Vice Chairman. I'll say congratulations on this remarkable milestone as well. I appreciate what you're doing to educate residents about the benefits of native plants and how to combat invasive species like the spotted lanternflies.

[00:39:14] I've had the opportunity to remove non-native plants at the Hyba Valley Community Center. I've also been at the Franconia Park and Huntley Meadows Park in my own district. And I will say it is hard with some of those unique vines, the difficulty of being able to permeate those and to remove them.

[00:39:33] It takes a little effort. So I actually broke into a sweat trying to remove some of these invasive plants. It's clear that education is necessary to create a healthier ecosystem for plants, animals, and residents who benefit from this work.

[00:39:48] So thank you so very much for your contributions and your work in protecting and beautifying our environment over the last 50 years. Thank you, Madam Vice Chairman. Thank you. Supervisor Stork. Thank you, Madam Vice Chair, and thank you all very much.

[00:40:04] Like the Zeta Phi Beta sorority before you, your volunteer commitment, particularly to the county, but especially to the Richmond Highway Corridor in Mount Vernon, has been huge. I wanted to especially thank you for your years of involvement with the Environmental Expo that we had in the district, as well as, more recently, our Summerpalooza, where your booth, if you will, makes a huge difference for people to connect and identify what they can do and how they can do it.

[00:40:35] And particularly for folks nowadays, I mean, I grew up going and being part of a farm, but folks nowadays are pretty distant from that. And you're the translators, if you will, of how to do that and why to do that, frankly. And the natural landscaping that this county adopted a decade or so ago and really the whole focus on native species, those are all key parts of what can make us unique.

[00:41:00] And you all have been the educators, the leaders, and frankly the advocates for getting us and hopefully keeping us moving in the right direction. So, again, my deepest thanks to all of you. Thank you. seeing no further discussion. All those in favor of the motion, please say aye. Aye. Any opposed, any abstentions? That motion carries. Mr. Chairman. Thank you very much, Vice Chair Smith. And with that, I'm announced earlier, and she's with us here. Our speaker is Susan McCracken, President of the Fairfax County Master Gardeners Association. Welcome. The floor is yours. Thank you very much.

[00:41:31] And before I start my remarks, I just want to say gardening is the great experiment, so don't give up. But thank you, Chairman McKay, and thank you to the members of the Fairfax County Board of Supervisors. We thank you for this honor. We appreciate the recognition of the work that the Fairfax County Master Gardeners have done over the last 50 years. We're about 230 members strong who are dedicated to providing free, unbiased, research-based horticultural information to our fellow Fairfax County residents. Certified Master Gardeners complete 99 hours of training and 72

[00:42:07] hours of community service and they are currently providing nearly 20,000 annual hours to the county which results in substantial salary savings. We're committed to volunteering in our community and

to providing services that lead to resilient communities. You will see us at farmers markets around the county, sharing our knowledge and advice to help our fellow county residents.

[00:42:32] We speak at events. We work to inspire 2,800 fourth grade students each year to grow their love of botany and hopefully to spark an interest in growing plants. Master Gardeners help fight hunger in Fairfax County. With the support of volunteers, we have supported education gardens at schools, community centers, and places of worship with successful harvests of more than 11,000 pounds of food. Last growing season, we gave away hundreds of garden plants at Food for Others. We work for you. And the good news is that we hope to continue this commitment for the next

[00:43:11] 50 years. Thank you for this recognition, and we hope our future members will be back here in 2076 to celebrate with you again. Thank you very much. For that and for all the work that your group does, I know Supervisor Smith said she'll be here when I come back.

[00:43:32] So there's something to look forward to. But I do want to just mention one thing before we pose for a picture because it wasn't really mentioned here. We started the day with some of the real challenges our country is facing right now. And I don't want to let this moment go by without underestimating the therapeutic value of gardening for so many people.

[00:43:52] And I've heard that from people across the county that, you know, during some of their toughest times, just going out into nature and gardening has brought real therapeutic value to them. And so I do want to make sure we put that on the record as well. And so with that, I think we're ready for a photo.

[00:44:07] And if all of you could come on forward, I will come down and join you. And if the board could rise. Okay, let's go.

[00:46:12] We're going to take a moment to change jackets if the board members. That's why these jackets are here. We're going to take a moment to do that.

[00:46:20] Next proclamation is to designate March 8th through the 14th as Flood Awareness Week in Fairfax County.

[00:47:32] And we know a lot of folks are still making their way down for this proclamation. This was requested by myself. Our speaker is Joni Kalmbacher, Director of Stormwater Planning Division, Department of Public Works and Environmental Services. And I am going to turn the gavel one more time this morning over to Vice Chair Smith so that I can read the following proclamation.

[00:47:56] Whereas climate change is making flooding more severe, increasing risk to human life, property, infrastructure, public services, and national resources, and potentially causing millions of dollars in damage.

[00:48:09] And whereas the county's Department of Public Works and Environmental Services, DPWS, responds to flood emergencies, completes mitigation projects, implements major stormwater initiatives, offers online tools for assessing flood risk, and participates in the Community Rating System, the CRS program, allowing residents to save up to 25% on flood insurance beginning October 1, 2026.

[00:48:36] And whereas the Board of Supervisors funded the Flood Mitigation Assistance Program through the Northern Virginia Soil and Water Conservation District, allowing cost-sharing grants to residents for resiliency projects, and whereas DPWES Planning and Development, Transportation, and

Land Development Services promote stormwater runoff mitigation through sustainable land development and planning.

[00:49:00] And whereas the county's Office of Environmental and Energy Coordination oversees the resilient Fairfax plan to help the county adapt to climate change impacts, and whereas a multi-departmental emergency response is launched during extreme flooding, including DPWS, the Department of Energy, I'm sorry, Department of Emergency Management and Security, the Department of Public Safety Communications, the Fairfax County Police and Fire Departments, and the Office of Public Affairs,

[00:49:30] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents of Fairfax County, does hereby proclaim March 8th through the 14th, 2026, as Flood Awareness Week in Fairfax County, and urges all residents to take steps to understand flood risks, explore flood insurance options, learn about flood protection strategies, and prepare their families for potential flood emergencies.

[00:49:57] I'll second that motion along with Supervisors Palchuk and Behrman. Discussion on the motion. Yes, very briefly. Thank you, Madam Chair. First, I want to thank all the folks who have joined us here. I mentioned a lot of departments here, a lot of people who work every single day in this county in different capacities to prevent emergencies, to respond to emergencies, to educate the public on how they can help us during emergencies.

[00:50:22] So many things that are listed here in so many county departments. But, you know, we're here to talk about Flood Awareness Week in the county. And what we know is it's really Flood Awareness Week every week in Fairfax County.

[00:50:38] And all we have to do is look at yesterday to understand how important this work is. And I know I was one of the people, I wish I had had this coat yesterday, one of those people on the beltway during the most torrential downpour early afternoon yesterday where the Beltway, in many parts of the Beltway, were flooded.

[00:50:59] And just the volume of rainfall coming down, there was just no way to accommodate that volume in the systems that we have. And that was on the Beltway. And so we know what this can do in other communities. And I've seen firsthand flooding over the years in Hayfield and in Jefferson Manor and in Huntington, some of the areas that we know.

[00:51:21] Bellevue, where we know are really chronic flood areas, some places in Drainsville in particular, where we know people live on edge all the time with concerns about flooding. And this really is to raise awareness of that, what people in the community can do to help prevent flooding, what the best practices are.

[00:51:41] But most importantly today, I just want to thank our county staff, many of which who are here today, for the outstanding work they do every single day in Fairfax County, helping our community through some really difficult times. And we know with climate change and some of the other things that we're dealing with, that this flooding is not going to go away tomorrow.

[00:52:02] There's no silver bullet to fix all of our flooding problems that we have, and we're all in this together to help each other understand those better. And so thank you all for being here today. And again, while this is Flood Awareness Week in Fairfax County, April 8th through the 14th, was Flood Awareness

Week, it doesn't matter what week we designate because we know we deal with this every single day in the county.

[00:52:26] So thank you, Vice Chair Smith. Thank you. Supervisor Stork. Thank you, Madam Vice Chair. And I absolutely thank the folks that are gathered around us here today, but even more importantly, the folks that are here because they're out working and protecting and making a difference.

[00:52:42] Everybody in my district has an awareness of flooding, maybe not to the degree we want them to, but they recognize that it happens and has happened, and this county has done a number of things to try to mitigate that. The Huntington Levy was something that the whole county joined in to build a levy to reduce the amount of flooding that happens in the Huntington area.

[00:53:04] But we still have significant challenges in Bellevue, Belle Haven, New Alexandria. And frankly, if it wasn't for the flood control, the New Alexandria Tide Gate, as well as the New Alexandria Pump Station, we would have a lot more flooding. I know those protect us up to about a 25-year event, and it's been about 25 years since we've had the last major event.

[00:53:27] So I think we all recognize that it's coming. The question is when and how, but we know it's coming, and we know particularly the annual meeting that we have in our community where you all are there to help educate, inform, and frankly encourage or maybe advocate to individuals that they should have a plan.

[00:53:47] They should follow, I mean, actually the information in here is even, I can say it even better, is that you need to know your flood zone, prepare an emergency plan, and stay informed during storms. And so all those things are key parts. Hopefully you'll reiterate those. We look forward to having another meeting with our community.

[00:54:06] And always thank you, DPWES, all your staff and folks who are there 24-7, particularly when it's the worst and raining and storms, et cetera. They're there making sure that we don't have any worse of an event that we can avoid.

[00:54:24] They're there for us, so we all deeply thank you for that work. Thank you, Supervisor Lusk. Thank you very much, Madam Vice Chairman. I'll just make a couple of points since they were some of the points I was going to make was made by my colleagues. In the mobile home communities, we also have incidents of flooding, So I just want to acknowledge that this is an issue that we also see in places like Harmony Place in the Front County District.

[00:54:49] I appreciate the comment that Supervisors Turk made. You do need to educate yourself about your flood risk. You need to make an emergency kit. You also need to subscribe to Fairfax Alerts. You should be able to know what's the most current information on flooding and weather events in your community.

[00:55:08] And I just want to, again, reiterate my thanks also to the work that's being done by the Department of Emergency Management. And the work that you do is helping people be prepared, and you're also helping to respond when these events happen. So thank you again.

[00:55:24] Thank you. Seeing no further discussion, all those in favor of the motion, please say aye. Aye. Anyone opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you very much, Vice Chair

Smith. And I mentioned our speaker is Joni Kalmbacher, director of the Stormwater Planning Division, Department of Public Works and Environmental Services in Fairfax County.

[00:55:42] Welcome. The floor is yours. Thank you. Chairman McKay, members of the board, good morning and thank you. As we recognize Flood Awareness Week in Fairfax County, I'd like to highlight the dedicated staff and partners who work year-round to promote preparedness, increase awareness, and reduce flood risk in our community.

[00:56:01] This is a team effort across the county. Emergency management, police, fire and rescue, public safety communications, transportation, planning, land development, services, public affairs, code compliance, environmental coordination, soil and water conservation, public works and environmental services, and many others who come together to serve and support the county before, during, and after storms.

[00:56:31] I especially want to recognize the DPWS stormwater team. You are on the front lines of adapting to a changing climate and protecting our neighborhoods, businesses, and natural resources. Your expertise in planning, designing, constructing, monitoring, and maintaining our storm systems is central to reducing flood risk.

[00:56:55] Of course, thank you also to members of the board for your support. The Flood Mitigation Assistance Program is an important resource empowering residents to protect their properties. The recently adopted flood risk reduction policy provides a comprehensive strategy for managing flood risk, including prioritizing investments where they are needed most. This work also affects real families. I'll always remember a family story after their home was flooded repeatedly in just a few years. It was heartbreaking to hear the impact

[00:57:34] on their family, removing their sense of safety in their own home. They would hear a thunderstorm warning and fear what would happen next. Five years later, all of Fairfax County's severe repetitive loss properties, including this one, have been mitigated, many through projects that utilized federal and state funding. Finally, and most importantly, we need the community's support.

[00:58:04] As many of you stated, managing flood risk is a shared responsibility for the county, residents, and businesses. So please remember to be flood ready, make an emergency plan, and prepare a go-bag with essentials.

[00:58:20] Know your flood risk. Use the county's online tools and maps. Make room for the runoff. Keep ditches, gutters, and storm drains near your home. Clear of leaves and debris. Consider flood insurance, even if you're outside of a floodplain.

[00:58:37] About 40% of claims come from areas outside of FEMA floodplains. Sign up for Fairfax alerts and turn around, don't drown. Never drive through flooded roads. Thank you very much.

[00:59:00] Well done, and thank you to all our staff, again, who are here and all those who are not here, as was mentioned before, out there working in the field. We appreciate you. And with that, we're going to take a photo. If all of you could come forward. This is going to be tough, tough work for our camera guys, but they can do this.

[00:59:17] If you all can come forward and face the audience, then the board will rise.

[00:59:54] Finally, we have one more proclamation this morning, and it's a very important one,

[01:02:12] and that is to designate April 2026 as Child Abuse Prevention Month in Fairfax County. And this was requested by myself and by Supervisor Palchek, and we have a lot of folks here for this one.

[01:02:29] Our speaker is Rondell Patterson, Fairfax County resident, full-time, full-time. She's a full-time supervisor at the Army and Air Force Exchange Service and a proud mother of four sons and is very popular.

[01:02:46] So if you could come on down and if all of you could come down, if you all could come down as quietly as possible at this time, I am going to turn to Supervisor Palchik to read the proclamation. Thank you, Mr. Chairman, and thank you especially to the kiddos who were so patient this morning waiting for this.

[01:03:07] Whereas childhood trauma, including abuse and neglect, is among our nation's foremost public health issues, often leading to long-term psychological, emotional, and physical effects, and whereas the Federal Administration for Children and Families reports that in FY 2024, nearly 3 million children were involved with Child Protective Services, CPS, nationally, While in FY 2025, over 53,000 children in Virginia and more than 4,300 children in Fairfax County were involved with CPS.

[01:03:43] And whereas Fairfax County's child abuse and neglect prevention programs supported more than 2,000 families, including more than 17,000 children in strengthening parent-child relationships, enhancing parental resilience, promoting children's social and emotional competence, ensuring concrete support in times of need, and fostering strong social connections.

[01:04:08] And whereas all children deserve to grow in safe, stable, loving homes that support their growth, development, well-being, and the underlying vitality of our community. And whereas preventing child abuse is a shared responsibility.

[01:04:26] And early support for children and families is both compassionate and fiscally responsible. And the Fairfax County Department of Family Services, other human services agencies, Fairfax County Public Schools, and our community partners work collaboratively to strengthen families and protect children from abuse and neglect.

[01:04:49] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents of Fairfax County, does hereby proclaim the month of April 2026 as Child Abuse Prevention Month in Fairfax County and urges residents, faith groups, and organizations to renew their commitment to preventing child abuse, supporting families, and promoting the safety and well-being of children.

[01:05:16] And I'm happy to second that motion. Discussion on the motion. Supervisor Palczyk. Thank you, Mr. Chairman, and wow. This is an incredible team, and I know they work across the county, across agencies, on the front line, behind the scenes, working so hard for our kids every single day, including our pet therapy dogs. We love them all.

[01:05:41] As was shared, in Fairbanks County, there were over 11,000 CPS referrals during the last reporting period. And, you know, communities with strong support networks see significantly lower rates of abuse, highlighting the importance of investing in our community supports and our education.

[01:06:00] I had a chance to meet Margarita, another flower, and her team, 14 years strong, working on this work and ensuring that our families have the resources they need. And I think even when we think we

have those resources, I know a couple of us with some little ones know just how hard it is to be a parent, especially in stressful days today.

[01:06:21] And so we all need that support, and I appreciate that, especially we have our team, our Healthy Fairfax team, Healthy Families team, that go and work with our community, that work with our parents, and that have a dedicated team that come through the program three years and then graduate.

[01:06:40] And it's just incredible, the work that's happening. Just under a quarter of reporters in these cases were educators, conveying the essential role that our schools play in identifying and addressing abuse and neglect. And there's so much more work that needs to be done.

[01:06:56] But I think today is an important day to acknowledge and celebrate everyone in this room today and everyone you represent who couldn't join us today, who is out there in the courtrooms, in the classrooms, in the community, our nonprofit providers, and especially our families.

[01:07:14] We know that it's the hardest and most rewarding job. And I'm just watching these little kiddos here out front. And I am more grateful than ever, having begun this board pre-motherhood and realizing that the toughest job is also the most rewarding, but it takes a village.

[01:07:32] And I see here we have that village. We have that support network. And just a reminder, if you're feeling the struggle, If you're feeling the mental health struggle, the need for additional support, you're not alone, right? We've got this team. We've got you. We've got your backs here in Fairfax County.

[01:07:47] So I just want to thank everyone and thank my colleagues for our continued commitment and support of these programs that are critical to prevent further and bigger issues down the road. We've got to start early, start young, prenatal, natal, and our young ones, making sure they and their families have the supports and the structures and the education to help them be resilient.

[01:08:13] So thank you all from the bottom of my heart for what you do. Thank you, Supervisor Palczyk. Supervisor Lusk. Thank you very much, Mr. Chairman. I'll start by saying thank you all for bringing awareness to this important issue because it can affect anyone in any community.

[01:08:33] Child Abuse Prevention Month emphasizes that strong, supported families are the foundation for child safety. According to the Department of Family Services, Children's, Youth, and Family Division, the root of child abuse and neglect is often related to the lack of role models, limited parenting knowledge, family stressors, and the absence of reliable support systems.

[01:08:56] I want to bring attention to some of the DFS programs that are contributing to the solution. The Parenting Support Line connects callers to train parenting specialists for guidance on a wide range of topics, including reducing parental stress and accessing community services.

[01:09:16] The DADS Parenting Group focuses on self-awareness, self-care, and the importance of fathers in a child's upbringing. And I'll just say, closing here, these programs and many others within Fairfax County demonstrate our commitment to building stronger families and protecting children from abuse and neglect.

[01:09:38] Every child deserves to grow up in a safe, loving, and free from harm. Thank you, Mr. Chairman. Thank you, Supervisor Lusk. And I think that last point is worth reiterating because that's our belief.

[01:09:54] And that's what we do in Fairfax County. And we do it because we have a world-class support system for our families. many of which are the people standing before us here today and making a difference in our young people's lives. I mean, this is our future that we're talking about.

[01:10:11] And Supervisor Powcheck spoke to how difficult it is to care for our very youngest kids and the struggles that our family faces and families face throughout the county. And that is without a doubt, especially in times where financially people are strapped. Although I do have to say, when they become teenagers, it's not a cakewalk.

[01:10:29] so I just want you to know, be forewarned, but in all seriousness, we know so many of our families are facing struggles right now that lead to stress and lead sometimes people to act erratically.

[01:10:46] We know we've seen the families who come to, you know, our food events where, you know, families who are middle-income families who are living in Fairfax County struggling to pay their bills. And those stressors sometimes can translate down to our children. And our children watch and they know and they understand these things. And as adults, it is our job to make sure that our first role in life is to protect our young people in any way we possibly can. And I do want to thank the folks who are here today because one thing, there's many things that should make us proud to

[01:11:23] live in Fairfax County. But one thing is, is that we have the support structure to help these young people and to turn their lives around. And so just one statistic I think is worth mentioning, because I do get asked this a lot, you know, in an average year in the county, how many children enter foster care? And I was struck by the FY24 numbers, because in Fairfax, we saw 90 children enter foster care that year. The really outstanding statistic, though, in that is that 32% of them, or nearly one-third will return back to their birth families.

[01:11:59] And that happened because of the intensive support services that we have here. And families need to be met wherever their need is. And if we can do that and support the entire family, that supports the children. And in cases where we know we can't do that, we are so grateful in this county to also have families who are willing to step in and care for these young people at times when maybe their birth family can't for various reasons.

[01:12:25] And so this is an awareness proclamation, but I think it's also a shift in our philosophy from just moving the conversation from reporting and being aware, because I think our community does a really good job in that, into being supportive and helpful to all the things that we are doing here and to remove the stigma associated with this because there are really good people in this county every day just working to improve the lives of our young people, as I mentioned before, and they are our future.

[01:12:57] And so I do want to thank all the folks who are here. I know we're going to hear some powerful words from our speaker, but but on behalf of the board, want to thank all the county staff, our community nonprofits, our foster parents, our families who are struggling and going through this and working with us to improve the lives of their young people.

[01:13:18] We thank them all for the role that they play in this work. With that, I think we're ready for a vote. All those in support, please say aye. Aye. Any opposition and any abstentions? And that motion carries. And as I mentioned earlier, the person with the strong fan base, most popular person in the auditorium, our speaker is Rondell Patterson, Fairfax County resident, full-time supervisor at the Army and Air Force Exchange Service and proud mother of four sons.

[01:13:49] Welcome. The floor is yours. Hello, everyone. My name is Rondell Patterson. I want to begin by acknowledging the Board of Supervisors and also the people in the program who have supported me along the journey. Without their encouragement and guidance, I would not be standing here today.

[01:14:07] I am deeply grateful to my worker through Neighborhood Network who connect me to the Parenting Education Program, the Doris program and therapy. I also want to recognize the prevention unit for their support over the past year, helping my family grow stronger together. I first enrolled in nurturing parenting class of African-American focused curriculum in February 2025. At the time, I was just going through the motion. I completed the class, but it wasn't required. I wasn't really

[01:14:41] implying what I learned at home. When I re-enrolled in September 2025, everything began to change. I realized that if I wanted better for my family, I had to do better. I also recognized that I had been nurturing, not nurturing myself.

[01:14:58] I had been so focused on surviving and caring for everyone else that I had forgotten to check in with my own needs. My facilitators would reach out with gentle reminders, asking if I had taken time for myself. Their support made a difference. Slowly, I began being intentional, not only in how I parent my children.

[01:15:19] It helped me meet their needs, but also how I care for myself. This program helped me figure out how to meet the needs of my children while also earning my own. As a mother raising four young African-American boys, this program had given me tools to pair with patience, intention, and understanding today's world.

[01:15:41] I learned how to truly listen to my children and communicate age-appropriate expectations. That simple shift made a real difference in our home. Because of it, my son had communicated better. We all learned to really hear each other and understand one another, not just to respond.

[01:16:00] Along the way, my family had also received other forms of support that had meant so much to us. During the holiday, the adopted family program through volunteer partner services brought joy and relief to my family.

[01:16:20] My son was paired with a mentor through the Befriending a Child program, giving them a positive role model. My son also participated in therapy sessions with help us continue and strengthen our bond. Through this journey, I have learned something deeply important about myself.

[01:16:38] I'm not a victim, I'm a survivor. I would make a mistake, but I would not make excuses. I am truly grateful to PEP facilitators and my neighborhood network workers and everyone who believe in me and my family. Your support has made it possible for us to thrive, but thank you for giving me the opportunity, family-like minds.

[01:17:00] Lanny and Bryce, my mother. I love y'all. uh rondelle thank you for for sharing uh your story that that takes a level of bravery most people can't understand and we thank you for that and i can see the smiles on your two boys that are here how proud they are their mom they should be um thank you for having them here too because i

[01:17:35] think we need to constantly remind ourselves that you know this is our future and um the services that we offer, you just explained so well why they're so important and why they can change lives, so thank you for doing that today. Thank you. Absolutely. With that, I think we're ready for a photo, and

this was another big one. If you all can come forward and face the audience, Supervisor Palchuk, and I will join you in the board of eyes.

[01:21:51] Yeah, I'll send it to you. The good thing is they're very easy to care for, I've learned.

[01:22:13] We now are going to move on to the next item on our agenda, which is appointments to boards, authorities, commissions, and advisory groups. And let me ask if Supervisor Smith has a motion. Thank you, Mr. Chairman. I move approval of appointments to boards, authorities, and commissions in the document dated March 17, 2026.

[01:22:32] And the chair will second that, along with Supervisor Palczyk. Are there any appointments that board members would like pulled separately for a separate vote? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed?

[01:22:48] Any abstentions? And that motion carries. And that brings us to our next item on the agenda, which is a report on general assembly activities. And boy, there have been a lot of them. And we are now going to hear that report. Let me first turn to Supervisor Jimenez, the chair of our legislative committee.

[01:23:06] Thank you, Mr. Chairman. I'm sure we all know never a dull moment, especially this past weekend. So as my colleagues are aware, the regular session of the 2026 General Assembly adjourned on March 14th. Looking at the session by the number underscores the volume of bills that were considered this year by the General Assembly and the board.

[01:23:28] 3,637 bills and resolutions were introduced. 1,829 bills were reviewed by county operational and legal staff. The board took formal positions on 194 of these bills.

[01:23:49] The board originally opposed or sought to amend 44 bills. At the end of the session, 19 bills remained in that category of those 19. Three were fixed in the last week of session, and 10 are House and Senate versions of the same bill, so only six discrete proposals that the county sought to oppose or amend remain.

[01:24:13] The county also supported 113 Bills, 87, including an estimated 69 discrete proposals which passed the General Assembly. However, looking at these numbers only tells part of the story. The county's legislative initiatives were very successful.

[01:24:31] All three have now passed both chambers in a way action by Governor Spanberger. The first addresses noise abatement monitoring systems and transportation safety. The second expands authority to the Fairfax County Park Authority to ban sex offenders from park facilities.

[01:24:48] The third initially would have funded the Urban Public Private Partnership Fund, but failed in the House and was turned into a study in the Senate. In that form, it passed the General Assembly. The General Assembly also passed resolutions in honor of former Congressman Jerry Connolly, Hunter Mills District Supervisor Kathy Hudgens, Sully Supervisor Michael Fry, and Legislative Director Claudia Arco.

[01:25:14] The General Assembly praises them for their years of service and contributions to the Commonwealth. Unfortunately, the General Assembly did not pass its budget before adjourning. The key differences between the budget is that the Senate budget proposes to sunset the sales tax and use tax exemptions for data centers, computer equipment, and software, resulting in more than \$1.2 billion in additional revenue to invest in priorities.

[01:25:39] Given this large difference, budget negotiators were not able to come to an agreement on the budget, acknowledging that they would need additional time. The General Assembly will come back in a special session to vote on its final budget. Finally, I'd like to thank our legislative staff for their hard work and dedication to Fairfax County, Jennifer Van E., Lori Sims, Christine Prentice, Noel Dominguez, Ariel McLoone, and Alexa Tellez-Manzi.

[01:26:08] The frantic pace of the General Assembly session is both demanding and exhausting, but the work they do is so important, and I know I speak for all of us when I say how much we value and appreciate their efforts on behalf of the county. Mr. Chairman, I move that the Board adopt Legislative Committee Report No. 4.

[01:26:27] And I'm happy to second that motion. Thank you, Supervisor Jimenez, and thank you for your role as Legislative Chair. Discussion on the motion. Discussion on the motion. Supervisor Bierman. Thank you, Mr. Chairman. I would like to discuss on page six of the legislative report, there is a discussion of SB 756, which was the Fairfax County Casino Bill.

[01:26:58] And I think there are a lot of great things that the General Assembly did this session. I'm happy with a lot of things that happened, but I think one of the most important lines in this legislative report is the last line under SB 756. Fairfax County opposed all versions of this bill, which is now headed to the governor's desk. I sincerely hope that the governor vetoes this bill. I want to thank the many members of this delegation, of the Fairfax County delegation, who stood up time and

[01:27:31] time again against this bill, which seeks to jam a casino into Tyson's. I want to thank Senator Saddam Salim, who represents Tysons, who opposed this bill at every step of the way. I want to thank Delegate Holly Siebold, who also represents Tysons, who opposed this bill at every step of the way. I want to thank Paul Krizak, Irene Shin, Marcus Simon, Rip Sullivan, Karen Keyes-Gamara, Carrie Delaney, Dan Helmer, Vivian Watts, Sharniel Herring, Gretchen Bulova, David Bulova opposed it last year, this year it was Gretchen, and Kathy Tran. I also want to thank Senator

[01:28:06] Jennifer Boisco, my senator. I want to thank Adam Eben, who opposed it before he left the state senate, and Elizabeth Bennett Parker, who opposed it when she got to the state senate. Because as I have said from the very beginning, this bill was written to benefit a specific developer at the expense of the many. And to use a term that us lawyers understand, they're not beating the

[01:28:38] allegations. And the entire saga of this bill during this session, patroned by people right here in Fairfax County, demonstrates it. And that's really sad. It's really sad that the people of Fairfax County were sold out by their own. And if those seem like harsh words, and I admit that they're especially harsh words for this dais, we had a senator from Fairfax County who explained

[01:29:11] on the floor of the Senate that our position, which was essentially that casino legislation in every other locality has started with the local government deciding it was something that it wanted, that the process had gone backwards here, who said on the Senate floor that our position that the local government should be involved was wrong or egregious because we're a Dillon Rule state and local governments don't breathe unless we tell them to. Well, Senator Surivell, I'm

[01:29:49] breathing and I'm speaking. Look, Delegate Paul Krzyk, who has opposed this legislation, really, really exposed the game here. And I talked about this at a committee meeting, but I got to talk about it again. So the proponents of this legislation have talked, for instance, a lot about the MGM National

Harbor across the river in Maryland. So one of the first things Paul Krzyk did when he got the chance to amend this bill and put in a substitute is he

[01:30:24] took the tax rate on casinos and he changed it to a flat tax rate of 40%. Does anybody know why he chose that number? That's about the rate in Maryland. That's about the blended rate at casinos in Maryland. The rate here in Virginia is different. For the first 200 million, it's 18%. For the next 200 million, it's 23%. For everything above that, it's 30%. Then that split between the locality and the state. For the first \$200 million, the locality gets 6%. For the next \$200 million, the locality gets 7%. For everything above that, the locality gets 8%. By the way, as it grows,

[01:31:01] typically the locality loses more. So the first thing that Paul Krzyk did is he said, let's go with a flat tax rate of 40%, which by the way, if you had a casino that did just as well as MGM across the river would have resulted in more tax revenue for both the Commonwealth and the locality at 40%.

[01:31:24] Second thing he did is he put in a licensing fee, 100. Right now, the licensing fee for a casino is 15 million for 10 years. He said, how about 150 million split between the locality and the Commonwealth? He also changed it to a 50-50 split between the locality and the Commonwealth.

[01:31:45] I think there are people on this board who've said we weren't even interested in a 50-50 split. We were interested in much more than that. But he at least tried. He took the referendum requirement. He said, how about a local referendum? How about we do it by magisterial district? I'd like to note that every single magisterial district in Fairfax County is bigger than Bristol, is bigger than Danville, is bigger than Portsmouth, is bigger than Petersburg.

[01:32:11] All locations that have done casino referendums. so still we were looking at localizing it he put in a three-year sunset because the people said hey we really need this because our budget's in too much trouble so if we really need it why not do it in three years and he put in labor protections now we've heard a lot about how this bill's about labor but um there are no labor protections in the bill there's apparently a side agreement with one developer none of us have ever seen it one developer apparently this bill wasn't written for one developer at times, but it's that side agreement with one developer. He put that all

[01:32:50] into the bill and it all got stripped out. He even put in the bill that there would be a public money for a public safety facility to reduce the local impact of a casino. Put that in the bill. Yeah, that got stripped out. All that got stripped out when it got sent back, sent to the full house.

[01:33:09] It exposed that this bill is not, not about more tax revenue for the Commonwealth or for the locality. It's about helping a casino developer. That's who wins. When it comes to casinos, the house always wins. And on this one, the house, boy, the house was going to win.

[01:33:32] And then it got even better, even better because then they got concerned that they still couldn't get their casino through. So they decided at the last minute that what they were going to do is They were going to give a body of the state legislature with people who represent nowhere near close to here the authority to authorize a temporary casino for five years by right somewhere in Fairfax County, actually in Tyson's, completely cut us out.

[01:34:06] You know, and we had we had another senator, we had Senator Pekarski on the floor of the state Senate saying, you said you wanted more money for schools. this is more money for schools. Now, it wasn't with that higher tax rate that actually would have resulted in more money for schools. Yeah, we did

say we wanted more money for schools. We said there was a JLARC study. There were 15 recommendations in that JLARC study.

[01:34:29] The Commonwealth of Virginia has partially implemented three of them. That's 12 bills, Senator Prakarski, that you can introduce next session. And they tried to push that through and jam that through. Now, luckily, it got over to the House and the House said, no, that's too much.

[01:34:45] they still went back and they passed the original bill the same bad bill that we have been talking about for years for years and i am tired of talking about it and by the way i'm not always doing the talking people are doing the talking to my constituents last year and i'm i'm i'm actually i'm not bragging because i'm sure there are people on this dais who are even busier but last year we counted it up and I was proud. I made 250 appearances out in the community. I go out and

[01:35:22] I spend most of the weekend out in the community talking to people. I went to the chocolate festival at the McLean Community Center this weekend. It was fun. It was delicious. You should have been there. I went to Turner Farm events. We can all do that. Everyone up here can do that. I would really love it if the people who have been pushing this bill go out and do that because what they're going to find is that the people of Fairfax County know a bad deal when they see it. And they don't

[01:35:52] want this. They don't want this. And so I very much hope that the governor recognizes that and vetoes it. I hope that if she doesn't, that our board takes action against this bad, bad proposal in Tyson's. I hope we get back to working on important issues, like, for instance, the redevelopment of Tyson's, like the land use issues that we work on every day, like trying to make

[01:36:25] this county a better place to live, to work, to raise a family, to send your kids to school. Let's get back to those issues and not an issue that is just to benefit a casino developer. We don't need that. Thank you. Thank you, Supervisor Beerman. And I'm going to have some more thoughts in a moment, but I do want to, because you mentioned what happened over the weekend, and not everyone might have been paying attention to that. And so I first want to thank my staff, my team, and all the people we deployed, including our county staff, to engage all day Friday, late into the night,

[01:37:04] Friday, into Saturday. I think I made contact with just about every member of our delegation. I know why that happened. I'm not going to talk about that here. I'm going to hold that close to my heart because I think it's a lesson for a lot of people here because at the end of the day what we ended up with was we dodged a bullet and then we celebrated getting back to a bad bill and that was a distraction an unnecessary distraction because there's a lot of people who who did the right thing especially on the house to take the vote that they did but at the end of the day that only got us back to where we had started at the beginning of this session and so I will share my

[01:37:43] thoughts on that in a different venue at a later day, but it's disappointing. I will also say that what happened was a disappointment, not necessarily directly related to the casino, but a disappointment in how our local government relationship with our state is. Because what happened late in the day on Friday was that a handful of self-selected casino advocates in Richmond, decided that to punish the residents of Fairfax County for speaking out against the casino, we'll just jam this down their throat and make it by right with no public hearings,

[01:38:20] no public involvement. Saturday morning, when I was talking to some of the senators, this is a lot of times why things go wrong in Richmond, is Saturday morning, many of those senators didn't even

have a chance to read the new language before it was on the floor for discussion. I mean, that's no way to do business, frankly. And if you celebrate transparency with our residents, that was the least transparent thing I've ever seen. I told some of the people at VACO, some of the smaller governments, that if that had happened to you, it would have happened so quickly, you wouldn't have known about it until about a week later. But because we had people

[01:38:59] engaged, we heard from some of our delegation and were alerted to what was happening, we had an opportunity to intervene and turn that around. I will say this, when it comes to the casino, if in order to get the votes you need to authorize a casino, if the majority of them have to come from outside of Fairfax County, and a majority of your Fairfax County legislators oppose it, that should be the first sign to you that something's wrong. People who have never visited Tysons who voted to impose a casino on Fairfax County, that tells you something's wrong

[01:39:34] with your bill. If the people who are most impacted by it aren't supporting it, you've got a problem. And to have that happen, as Supervisor Bierman mentioned, with one of our senators is disappointing. More disappointing to me is the amount of time and effort that so many people have had to put into this. And we're nowhere near finished, sadly, with this. But the amount of time and effort of our residents, of our team here, of us as supervisors, focused on this issue, which I have called a gimmick, and it is a gimmick.

[01:40:10] It is a gimmick and an excuse for the General Assembly to ignore the real problem in the room, which is they're not doing their job to fund public education, period. We don't need a gimmick to fix that. We need the state to fund public education, period. And if they were doing their job, we wouldn't need to be talking about a gimmick.

[01:40:29] To try to fund public education. I mean, that is the bottom line here. And to try to somehow suggest that you said you needed more money for education, therefore we went to work to concoct a plan and impose something upon you that your people don't want, is no way to govern.

[01:40:44] And I'm going to close on that because what we really saw happen in Richmond over the weekend is the very dramatic difference between legislating and governing. They're very different. And the bill that you're writing hits the road somewhere, and it hits the road here where we have to govern.

[01:41:06] And we have to be concerned about things like how does this affect public safety, addiction? How does this affect property values in and around Tyson's? What is the precedent that's being set here for handing land use authority over to the state? How does this affect traffic? How does this affect school populations and young people?

[01:41:24] Those are all things we have to debate on this that didn't really get discussed much in Richmond. And so, you know, the challenge here is when legislators write legislation and pass it largely because people outside of Fairfax County support it and then they impose that upon Fairfax County without any consideration of all things that we just mentioned, not the least of which is we have a thriving Tysons.

[01:41:51] Almost as disappointing as the tactics were some of the descriptors of Tysons, which were so off base. I mean, these people, including Senator Survelle, should visit Tysons more often. The idea that Tysons is struggling, therefore the state needs to come up with a gimmick to help it.

[01:42:07] Tysons is funding the state. It is places like Tysons that are funding the state. And so, you know, the idea that it's challenged is it's challenged. It is producing significant revenue into the coffers of the Commonwealth of Virginia consistently.

[01:42:24] Why? because we at local government know what we're doing when it comes to land use and economic development. That's why Tyson's is successful. That's why Fairfax County is economically successful. And to hear people who have never visited Fairfax County or who represent areas far outside of Tyson's in Fairfax County describe the economic conditions completely incorrectly is really troubling, because at the end of the day, whether you support this or don't support this, let's at least state facts.

[01:42:55] Let's at least state facts, and let's at least be transparent in our conversations. And that was a real challenge. And one of the reasons why I got Vaco involved in this over the weekend is because outside of the casino, this was absolutely a direct attack on local government authority, period.

[01:43:12] And if you think it can't happen to you, all you need to do is watch what happened over the weekend. And for all of the other counties and cities in Virginia who are watching, this could have easily happened to you as well. And because we were paying attention, we derailed that. But we still are back to inherently a bad bill, which is disappointing.

[01:43:30] And we don't have a budget passed. I only wonder if we had spent as much time focused on balancing a budget as we focused on the casino in Richmond. We might have a budget passed. And local governments who have to pass their budget, in our case, within days of when the General Assembly decides theirs, would have a clearer picture of how to do that.

[01:43:50] if only all those who are celebrating leaving Richmond would have been celebrating passing a budget. That would have been helpful to a lot of us, way more helpful than the amount of time spent on this issue. I see you. I see you. We're all going to get a chance to talk. That would have been a lot more helpful to all the residents of Fairfax County if we had a state budget that we could then produce our budget and know what the implications of that are in a responsible way.

[01:44:16] And so, as I told a few of our delegation, I appreciate your saying you want to help Fairfax County. We need help a couple ways. One, we need you to pass a budget so we know what's going on. It seems like a fundamental responsibility. Two, we need you to adequately fund public education, which we have been saying for a long time and we continue to say.

[01:44:35] And three, the way you fund public education adequately is not through a gimmick, but through a substantial conversation about real tax reform and what underfunding public education means to the Commonwealth of Virginia's economy. And you don't have to look far outside of Fairfax County to see that if you don't fund public education, you don't have an economy.

[01:44:55] And we have that here. We have an economy, and we have public education because this board funds it. We could use a little bit of help from the state, and that's what their own studies tell them. So this is not us making this up. This is their own studies telling them that. And so this is a very disappointing day.

[01:45:12] It's one that I think people should do a lot of soul-searching and look real clearly at what happened here and understand that, you know, there are times where our own people are not looking out for our own interests, and the public needs to understand how these things happen, and we need to tell that story.

[01:45:31] Supervisor Palchuk. Yes, thank you, Mr. Chairman, and I'm pleased to follow you and to follow Supervisor Bierman. Mine is a statement. It's not a closing statement because, as you mentioned, I don't think we're anywhere near a closing. Unfortunately, I was on those calls as well Friday night, Monday morning.

[01:45:51] My family should buy visiting Randy Weingarten and giving out books to kids at the beautiful Lorton Community Center. And unfortunately, double, triple tasking, trying to make sure that we figure it out and talk to our legislators to move this forward.

[01:46:06] As was mentioned, Tyson's is not in need of rescue. his model of successful, forward-looking economic growth. Thankfully, and possibly because he came to Tyson's recently and saw how incredible it is, Speaker Don Scott and the Fairfax County House delegation were able to stop this last-minute scheme to force a temporary casino in my district.

[01:46:30] But the bill passed still does not make sense for our community. Other localities that have received the power to establish a casino have asked for it. We did no such thing. We have been and defense. While there has been no referendum, our community has been clear. I've received over 10,000 pieces of correspondence opposing the development of a casino, and business leaders have expressed concerns over the effects of a casino on Tyson's economic trajectory. You may have seen just this weekend the news that Capital One has doubled down and continued its investment

[01:47:07] and growth in Tyson's, and others continue to follow. What has transpired has been the passion project of one senator, putting forward a prescribed location that benefits only one developer and ignores the many voices of Fairfax County residents and of our board that represents them. I am steadfast in ensuring Tyson remains a successful and livable community and a model for smart growth for our county and our commonwealth. And I hope our representatives who represent the same communities when they go down in Richmond will remember that and will work with us to those

[01:47:46] sense. Thank you, Supervisor Palchek. Supervisor Alcorn. Wow, great comments from my colleagues. Thank you. I'm not going to say anything about Casino because there's other stuff in our legislative package that I would like to focus on just very briefly. First of all, thank you for our staff, for the county executive, Chairman McKay, all the work that's been done on transit funding. There's still work to be done. Obviously, this is now in the hands of the budget negotiators, and that is a really important piece.

[01:48:22] We are waiting for Richmond to get through that process, but that is something I know a lot of us have our eyes on very closely. And the other piece, I want to give a huge shout out to everybody that worked on all the housing bills. This was something that had gotten a lot of discussion in our legislative committee meetings.

[01:48:42] I know, frankly, some of the proposals that were actively moving would have done-- well, I think, actually, it was Supervisor Jimenez who came up with the acronym or the initials of CCP.

[01:48:59] But I was calling them crappy community bills. And we avoided that. And frankly, I know this is also a concern of us in terms of expanding our housing stock and getting more affordable housing.

[01:49:14] And I know this is something that we can work with our legislators on. I know some things were done in a positive way this year, and I know there's still more work to be done on that. And frankly, I would hope, and maybe this is for Supervisor Jimenez, you know, in terms of our process and the timing

of engagement on issues like housing that we know are a priority, And maybe looking at that for next year, there might be some additional things we could do collaboratively.

[01:49:50] But that's something we could talk about, again, in a future meeting. But thank you very much, Mr. Chairman. Thank you. And on that front, I should mention, you know, a lot of thanks to our staff for sure. Also, some of our groups, the Coalition for Smart Growth, has done a lot of work on some of these issues and VACO.

[01:50:09] And I know that, you know, one of the points that VACO had made very strongly on these issues was that if you are to go down these paths, local government deserves a seat at the table. So to your point, so I think what we will be doing is heavily engaging on any activities that come up as a result of some of the bills that did not pass, just to try to make sure that we have a voice at the table.

[01:50:31] And I think on the housing one in particular, we all want more housing. We all need more housing. That's not the question. The question is how you do it, how you do it right, and how you involve the community in it. And that's where, as I said earlier, you know, this is where the rubber hits the road, and that's where these legislation turns into governing.

[01:50:51] And to govern successfully, you have to involve and engage the community. And I think it may be easy to go to Richmond when the community is not there all the time and do these things without understanding how we then, how they land in our lap and we have to handle them. And that's the real deal.

[01:51:07] And lastly, I do want to, as I mentioned, there were a lot of positive things that happened, unfortunately. The issue of the gaming has overtaken the conversation, which it shouldn't have, because there are a lot of things that happened in this session that I know we are all proud of and that were successes, and there will be plenty of times to think about those.

[01:51:30] And hopefully, in the future, that's where our focus can be and not on some of the other things that distracted people. Supervisor Behrman, and then we're going to wrap up. Yeah, I just want to briefly thank county staff, Jennifer Christine, for your work on HB 55, which is the loud muffler bill.

[01:51:47] I know that that very much, that was a bit of trials and tribulations as well. It was not going to pass. It got brought up. We compromised. We found a way to get it done. And I just think that you guys did a really excellent job on that bill carried by Fairfax's own Rip Sullivan.

[01:52:04] So thank you very much. Thank you, Supervisor Beerman. And I am going to be communicating with the governor now, because obviously all of these things that have been passed at the General Assembly, we all know go to the governor's office to continue to weigh in on what some of our concerns are with some of the bills that have passed and what some of our support is for some of the bills that passed just to keep these initiatives on track.

[01:52:27] Any final comments? Supervisor Jimenez. Just super quick, and thank you, Mr. Chairman. I just want to thank all of you. This was my first year doing this. And so, obviously, some learning to do. And thankfully, Jennifer and her team were amazing, and the chairman's office in really helping me kind of find my way.

[01:52:45] Obviously, we can always do better. We can always learn from previous years, but we don't always agree on everything. It would be weird if we did. And I just want to say we all have friendly,

respectful adult conversations, and I hope that that continues because, obviously, there will always be something moving forward that we may not agree on.

[01:53:04] But making sure that we are adults about how we work on these issues is really important because at the end of the day, it's for our residents and our constituents why we're up here. And so thank you again in close. Thank you. Thank you, Supervisor Jimenez. And just one last public information announcement.

[01:53:20] Again, as I said earlier, thank you. And I said this at our legislative committee. I'll just reiterate it again. Once the board takes a position on something, we really need to make sure we're speaking to that position and staying together because any freelancing gives the General Assembly an opportunity to point to division and in many cases can do things to us that are detrimental to the county. So there's a reason why we're a board. There's a reason why we meet on legislation and spend a lot of time on those Fridays. There's a reason why our staff vets these and comes to us with data. And if you are going to be involved in some of these things in Richmond, making sure

[01:53:59] that our legislative chair is aware of that is helpful to provide the resources and support from our staff that's needed, but also just to make sure that we're staying on message. And so I know people share that opinion, but I just feel like it's important to reiterate that. With that, all those in favor of the motion, please say aye. Aye. Any opposed? Herity, nay. Any abstentions? And that motion is approved 9 to 1, Supervisor Herity voting nay. And with that, we are going to move on to board matters, and as we always do, these have been compiled digitally. We're going to go

[01:54:37] alphabetically by district, following myself and Vice Chairman Smith, and I have one board matter, written board matter, and one announcement. My written board matter is I move to approve without objection. The proclamations requested and are listed in this document, and these are going to be presented as always inside and out of and outside of the boardroom as appropriate. I'm not going to read them all because there's a lot of them and I'm going to remind my colleagues the importance of when you're doing a county-wide board matter to send that to our office to be included on this list

[01:55:16] to make everyone most importantly our staff's job easier. If I was reading a board matter on every one of these recognitions we would be here all day and that's why it is highly efficient to our staff and to us to do it that way and I appreciate board members support of that as I mentioned and we've communicated this repeatedly to board offices in the event the chairman's office does not support a countywide recognition that you have we won't support it and then you can always bring forward it as an individual board member but if it is countywide we will include it on this list and we'll

[01:55:52] include as a co-sponsor the board member who has brought that forward to our office and so with that i move to approve these without objection without objection it is so ordered thank you very much supervisor smith and then just an announcement because i know there's been some confusion about this we changed the way we recognize our fairfax county public school sports winners and this winter we have a lot of them again that have won state championships i'm not going to list them all

[01:56:20] But we're still compiling that list, but do want to specifically mention some of the ones we're aware of, and that is Langley High School's Boys Swimming and Diving, Chantilly's Boys 200-yard Freestyle Relay Team, James Madison High School, Marley Da Silva, Girls Diving and Westfield High School Boys Basketball Team as Class 6 State Championship.

[01:56:42] We know there's another one here in the Hunter Mill District that falls outside of the VHSL state championship rule that we have in place. And so if there's a high school that won a VHSL championship, those individuals will automatically be included.

[01:56:57] We don't need to do a board matter for that. We'll automatically be included to be recognized on the day that we recognize all of our Fairfax County public sports winners. And we'll talk about that again in a moment. But I also want to take a moment to congratulate the George Mason University women's basketball team.

[01:57:14] It's no accident I'm wearing this. It's St. Patrick's Day for sure. But I do want to congratulate the women's basketball team. They had a terrific season sharing the Atlantic 10 regular season title and advancing to an A-10 championship game after a strong semifinal win.

[01:57:30] Although they came up just short in the final, we're really proud of what this team represented, the success that they had on the court. And I'd be remiss to not also point out that we have members of this board who have basketball teams that are competing from our alma maters, are competing in March Madness.

[01:57:50] I'll mention mine. And that is a big shout out to the James Madison University women's basketball team for winning the Sunbelt Tournament Championship with a 69-52 over win and earning a spot in March Madness.

[01:58:05] And they will be playing here very soon this weekend. And there's a lot of people in Fairfax County affiliated with that school. And there's another school that has a women's and men's basketball team that's in March Madness, too. And so I do want to look at Supervisor Alcorn and Supervisor Lusk.

[01:58:22] And I'll just mention it now. It's the University of Virginia. And so we will be watching Virginia Commonwealth University. Also, we'll be watching all of these Virginia schools. And the reason why I mention all of these Virginia schools is because so many of our residents attend and play a major role in the sports program.

[01:58:38] at our Virginia public and private colleges and universities. And so I do want to acknowledge and mention them as well. And as I also mentioned, Supervisor Alcorn has this board matter that's a little bit out of the VHSL. But if you know of one of your teams that has won one of those and you're uncertain and you want to make certain that Tony Castrilli and his team has that, you can send that to OPA.

[01:59:05] But they will continue to work on organizing and making sure that we have the sports program celebrations in the auditorium the right way. And so that's just an announcement I have. Just on that, if I could. Yeah, Supervisor Perry. You mentioned Chantilly, and there's been some confusion with Chantilly in the past.

[01:59:23] Chantilly is in the Springfield District, but the majority of the attendees are in the Sully District. So I would like Supervisor Smith to be included on that proclamation. And same with Centerville, if there are any in Centerville. So what we've been doing, because this can get out of hand, and I'm really trying to organize those guys here.

[01:59:45] What we've been trying to do is get OPA to make sure that where the school is listed becomes the co-signatory. If we start getting into every supervisor that represents every school, it can get out of

hand. And so I'm happy to look at that policy again. But, you know, there are schools in this county that are represented.

[02:00:03] I can think of one that's represented by three members of the board. Thomas Jefferson has kids from every district going to it. There's a lot of outliers here. And so what we try to do is the best job we can with OPA, making sure that those signatories are appropriate.

[02:00:20] But I will also say that this is one of the reasons why it's important to just make sure that as an automatic function, The county is recognizing all of these VHSL winners and to organize that in a way that saves us a lot of time and make sure that we don't forget or leave behind any of our teams.

[02:00:39] So, again, that was an announcement. Appreciate my colleagues' support for that. And next up is Vice Chair Smith. Thank you, Mr. Chairman. I have a board matter for expedited and concurrent processing. The applicant, Chick-fil-A, has a pending special exception amendment, SEA-85-C-069-04, to request the installation of canopies over an existing Chick-fil-A drive-through, as well as other site improvements at the Sully Plaza Shopping Center.

[02:01:10] Staff have completed their review of the application, and there are no outstanding issues that would delay the public hearings. The applicant has a formal public hearing scheduled before the Planning Commission on May 6, 2026. The applicant has requested concurrent processing of its site plan to advance the delivery of the project. Therefore, Mr. Chairman, I move that the Board of Supervisors direct staff to expedite the scheduling of the Board of Supervisors' public hearing for SEA-85-C-069-04 to a date certain of May 19, 2026. I further move that the Board of Supervisors direct the Director of the Department of Land Development Services to accept for concurrent and simultaneous

[02:01:49] review of site plan, architectural drawings, building permits, and or other plans and permits as may be necessary to implement the improvements contemplated by the applicant for SEA-85-C-069-04. And the applicant is aware that this motion should not be construed as a favorable recommendation by the Board in the proposed applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, and or adopted standards, nor does it prejudice in any way the Board's consideration of this pending application.

[02:02:21] You've heard the motion. I'm happy to second that, along with Supervisor Herity. Discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Smith. And we are going to be celebrating Sully District's 35th birthday.

[02:02:39] Sully District is turning 35, and we're celebrating this milestone with a public anniversary event open to all residents, families, and friends. This gathering will showcase our community spirit, local history, county resources, and fun activities for all ages.

[02:02:55] We invite Fairfax County residents to join us on Saturday, May 2nd, from 11 a.m. to 2 p.m. at the Sully District Governmental Center, where we will be reflecting on 35 years of the Sully District and looking ahead to its bright future. Without objection, I respectfully request that the Office of Public Affairs collaborate with my office to help promote this event.

[02:03:16] And without objection, that is so ordered, Supervisor Smith. And I want to thank you for mentioning Westfield High School. The last time the boys' basketball team won was 2016. Thank you. Yeah, they played a great game. Next up is Supervisor Bierman.

[02:03:34] Thank you, Mr. Chairman. I have a board matter, which is a joint board matter with Walter Alcorn, the supervisor from the Hunter Mill District, because it's recognizing Kurt Rose as the Rotary Club of Herndon Reston's 26th Citizen of the Year. Each year, the Rotary Club of Herndon Reston, it's a long name, honors an individual whose leadership, compassion, and service has made a meaningful difference in the Herndon Reston community.

[02:03:58] This year, they have selected Kurt Rose, who has provided decades of civic leadership and volunteer service supporting children, families, and nonprofit organizations across northern Virginia. Among his efforts was helping launch the Dolly Parton Imagination Library in the Herndon-Reston area in 2005, which brought free books each month to thousands of children.

[02:04:18] Mr. Rose is also the co-founder of the nonprofit Rose-Sigal Community Giving Foundation, which raises funds and awareness for children's literacy programs. Mr. Rose has also generously supported and volunteered with many community organizations including Kids Are First and Cornerstones. Therefore, I move that the board direct staff to prepare a resolution recognizing Kurt Rose at the Rotary Club of Herndon Reston's 2026 Citizen of the Year to be presented out of the boardroom at the Citizen of the Year celebration to be held on April 26, 2026. And you've heard the motion; it's been seconded by Supervisor Alcorn, the chairman.

[02:04:55] I will second that as well. Any discussion on the motion? Mr. Chairman. Yes, Supervisor Alcorn. Just a great example of Reston-Herndon cooperation. So thank you, Supervisor Beerman. Sometimes we put rivalries aside. Yes, we do. We do. Thank you. We need to vote on it. My fault. Any further discussions? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Beerman. That's all. Thank you, you, Mr. Chairman. Thank you, Supervisor Beerman. Supervisor Lusk. Thank you, Mr. Chairman. My first is a board matter. Second will be an announcement. The board matter is a joint board matter with

[02:05:34] yourself, Chairman McKay, and Supervisor Dan Stork. Beginning in January, excuse me, beginning April 14, 2026, the Fairfax Clerk of the Courts, Chris Falcon, is launching satellite circuit court services at the Jerry Highland Governmental Center located in the Franconia District along the Richmond Highway corridor to serve all residents of southern Fairfax County.

[02:05:57] Services will be offered on the second Tuesday of each month from 9 a.m. to noon, providing residents with convenient access to commonly requested court services, including civil filings for existing services, notaries, and marriage licenses. This initiative represents an important step in expanding access to government services by bringing them closer to where residents live and reducing barriers to participation.

[02:06:23] It also reflects more than a decade of planning and collaboration across county agencies, building on earlier efforts by former Mount Vernon District Supervisor Jerry Hyland, current Mount Vernon District Supervisor Dan Stork, Sharon McKay, and myself to strengthen public engagement and transparency.

[02:06:39] In 2016, Supervisor Stork introduced a board matter that challenged Fairfax County to rethink how it engages with residents and delivers services. In 2021, I introduced a board matter identifying the value of establishing a self-help legal resource center, then expanded the concept with a 2024 board matter to add web-based AI capabilities.

[02:07:00] Taken together, these requests called in the county to leverage technology, communications, infrastructure, and innovative service delivery models to ensure Fairfax County is more transparent, accessible, responsive, and inclusive. Since then, the Board of Supervisors has led the strengthening of resident engagement through virtual meetings, online platforms, improved language access, and expanded services across agencies such as the Community Services Board, Neighbor and Community Services, the Health Department, Park Authority, and recently an expungement clinic and manufactured housing titling event were held in the South County to benefit residents.

[02:07:39] Bringing regularly available court services to the Jerry Highland Governmental Center advances that goal. Currently, many residents must travel at least 50 minutes by car and up to two hours by public transit one way to reach the courthouse. Providing services locally will make access easier for working families, seniors, and residents who rely on the public transit or have limited mobility and better connect residents with their local government. Therefore, we ask with unanimous consent, the Board of Supervisors direct the Office of Public Affairs and the

[02:08:14] Department of Neighbor and Community Services to jointly publicize and launch the satellite circuit court services at the Jerry Highland Government Center to ensure residents are aware of and can take advantage of this new resource. So moved. Without objection, it is so ordered.

[02:08:31] Thank you, Madam Vice Chairman. And then last on the announcements, Madam Vice Chairman, As we welcome spring, I'm pleased to report on a hugely successful event in the Franconia District this past weekend. On Sunday, Love Nova, the Journey Church, and Replentish Foundation hosted the Generosity Feed Springfield event at Hayfield Secondary School with the goal of packaging 20,000 meals for the community.

[02:08:57] On Sunday morning, a full slate of over 300 volunteers worked tirelessly preparing every meal. I was fortunate to work side-by-side with the volunteers, and thanks to that hard work, I'm proud to announce that the event resulted in 18,000 meals prepared.

[02:09:13] According to the Capital Area Food Bank's 2025 Hunger Report, over a quarter of Fairfax County residents are food insecure. I'm so proud of the work done by our residents in the Frank County District this past weekend to help combat food insecurity in the Springfield area.

[02:09:29] This event wouldn't have been possible without key nonprofit organizations. First, I'd like to thank Generosity Feeds, an initiative of the Virginia-based nonprofit Replentish Foundation, working in cooperation with Love Nova and the Journey Church, located on Franconia Road.

[02:09:46] And I'm grateful they chose the Franconia District for this impactful community event. Thank you very much, Madam Vice Chair. Thank you. Mr. Chairman. Yes, thank you very much. And next up is Supervisor Alcorn. Thank you very much, Mr. Chairman. First of all, I've got a couple of board matters in one announcement.

[02:10:03] The first relates to the James Madison High School ice hockey team state championship win. And again, as you mentioned, this is not a VHSL league or activity, so this is being done separately. So following the Olympic gold medal victories by U.S. men's and women's hockey teams at the Winter Olympics, I want to recognize our own championship ice hockey team right here in Hunter Mill District.

[02:10:30] In a historic milestone, the James Madison High School varsity ice hockey team won the Northern Virginia Scholastic Hockey League Championships on February 27th. This is the first ever state

championships for the Warhawks ice hockey, and they brought home the trophy in a 3-2 victory against Independence.

[02:10:49] So congrats to the team for the hard-fought victory. And for those of you that are not familiar with the hockey program, the team is made up of James Madison students, and the overall hockey program is co-ed, welcoming both young men and women as student-athletes.

[02:11:07] And also note that the team's home rink is Skate Quest in Reston, which is also in the 100-mile district, I'm proud to say. The Warhawks are led by Coach Steve Diamond, and he's a James Madison alumnus and former NVSHL player and a former NVSHL program player. Notably, he volunteers his time to coach and also want to recognize Jim Cooper. The team's managers played a key role in coordinating and supporting the program. And then, of course, the many parents and other volunteers who spent countless hours supporting students, and they deserve to be recognized as well. Therefore,

[02:11:47] Mr. Chairman, I'd ask without objection that the Office of Public Affairs prepare a resolution to recognize the Madison varsity ice hockey team for their championship win to be presented in the boardroom at a future date. And without objection, that is so ordered. We will try to coordinate that on the same day as the other presentations. We'll just do it after those are completed. But I appreciate you bringing this to our attention. Thank you very much, Mr. Chairman. Sure. Supervisor Alcorn. Board matter regarding the YMCA Fairfax County's 25th anniversary. So not 30 today, but 25. So the YMCA Fairfax County Reston will celebrate its Silver Jubilee this October.

[02:12:27] This intergenerational facility has served our community well, very well, for the past 25 years and came from a public-private partnership between the Y, Reston Land, and Fairfax County. In the early 90s, the YMCA of Metropolitan Washington began exploring options for a new facility in western Fairfax County. This sparked a collaborative effort between YMCA CEO Herman and Grown Ruston Land Corporation CEO Jim Cleveland and then Hunter Mill District Supervisor Bob Dix, who we saw earlier this morning.

[02:12:59] Cleveland suggested looking at a property that the corporation had previously proffered to Fairfax County that was zoned for recreational use. Because the county lacked the resources for a new recreation center at the time, Supervisor Dix led the group to pursue a public-private partnership to build the new Y on this county-owned land.

[02:13:17] He also requested that the YMCA team include a 10,000-square-foot permanent teen center that continues to operate to this day under the Department of Neighborhood and Community Services. Following a private fundraising campaign, the Y opened its doors on its 50,000-square-foot facility in 2000, becoming vital to the fabric of the Reston community since then.

[02:13:40] The Reston YMCA serves as a vital hub for youth development, accessible wellness, and senior engagement, fostering physical, mental, and emotional health for neighbors of all ages and backgrounds. Demonstrating a deep commitment to inclusivity, the organization has provided over \$2 million in subsidized memberships thanks to partnerships with local businesses and other residents.

[02:14:01] The organization has also partnered with local schools to support academic success, reinforce literacy and learning, and help ensure that children enter school ready to succeed. So therefore, Mr. Chairman, I'd ask without objection that the Office of Public Affairs prepare a resolution to recognize the

YMCA and Fairfax County in Reston's 25th anniversary to be presented in the boardroom on September 29, 2026.

[02:14:27] And without objection, that is so ordered. I'm looking at Tony. September 29 seems like a long time, but because of that, I'm sure that date was coordinating. It was. All right. Excellent. Supervisor Palchuk. I don't know if you saw, I recently read about Becky Lane. There's, I believe she's a 72-year-old powerlifting champion.

[02:14:46] Oh, yes. Who got her start at the Reston YMCA. Yes. So I don't know if you're doing something to recognize her, but I think just the multi-generational work of that YMCA is just really incredible. No, thank you very much for mentioning that.

[02:15:02] And as a matter of fact, there was a weightlifting event just two weeks ago at the Y. Anyway, it's a great – I'll actually look into that, and perhaps we can do that. And I should have disclosed, but I didn't. I've actually been a member of the Y back since it opened its doors.

[02:15:18] Were you in the weightlifting event? Not weightlifting. But I'll see you in spinning class. So without objection, that is so ordered to be presented on September 29, 2026. Supervisor Alcorn. Thank you. And then just one quick announcement, and this is a little bit of good news.

[02:15:38] So it's about Amaya, who is a fourth grader at Lake Ann Elementary School in Reston. And this is a story that's appeared in several of the local media. She wrote a book called My Mindful Minis.

[02:15:54] And it's a reminder to cheer yourself up and calm yourself down when faced with anxiety and stress. So this book is for children and adults to put in their backpacks, purses, or briefcases. And Amaya has sold many copies of her book with the proceeds to benefit the Southlake's food pantry.

[02:16:13] In fact, she recently presented the pantry with a \$500 check. So I unfortunately do not have copies to share with the board today, but maybe in the future I'll get a few. And then maybe it'll help us all handle our stress better.

[02:16:31] We'll at least have it handy during the General Assembly session, right? That's right. The legislative report back. So anyway, that's all. Thank you very much, Mr. Chairman. Thank you very much, Supervisor Alcorn. And next is Supervisor Jimenez.

[02:16:48] Thank you, Mr. Chairman. I do not have any board matters, but I have two quick announcements. Mr. Chairman, I'm thrilled and proud to announce that Andres Curtin was named a 2026 Northern Virginia 40 under Forte Honoree by the Arlington Leadership Center for Excellence and Leadership in Fairfax. Andres is an exceptional example of commitment to community here in Mason District and the county. Through his work at Second Story with Opportunity Neighborhoods in the Bailey's Crossroad area, he helps create meaningful opportunities for residents and young people to build leadership, strengthen relationships, and shape the well-being of their own communities.

[02:17:24] Andres' compassion, dedication, and deep awareness of community needs at such a young age is truly inspiring leaders like Andres remind us what's possible when we invest in people and relationships. The second, Mr. Chairman, announcement I'm pleased to announce on Saturday, April 4th, from 9 to 12 p.m., we will host a community shredding event at Justice High School.

[02:17:51] This event is for residents of Mason District, and we encourage community members to come out and safely dispose of sensitive documents. Bring old paperwork, such as bank statements, medical

documents, tax records, and other materials that contain personal information. Please plan accordingly as the event will run from 9 to 12 p.m. and shredding will be available only while time and capacity allow. My staff and I will be there to welcome residents and help facilitate this important service for the community. Events like this are also an important part of community safety and security. Properly shutting documents helps prevent identity theft and protect personal information. We'll be sharing

[02:18:30] more information on social media. So residents should keep an eye out on our platforms for reminders and details. Additional information will also be included in our newsletter and online updates. With that, Mr. Chairman, thank you so much. Thank you very much, Supervisor Menez. And next up is Supervisor Stork. Thank you, Mr. Chairman. I have two written board matters. I have another one I introduced today. The first one is Fairfax County is the owner and ground lessor of the property identified in tax assessment records as 107-9H1, the subject property.

[02:19:05] The subject property is subject to a memorandum of lease and master development agreement with entities that are affiliated with Elm Street Development. DDR Lorton LLC proposed to lease a portion of the subject property known as 9070 and 9080 Powerhouse Road to establish a dog daycare with an outdoor component.

[02:19:30] While the approvals associated with RZ FTP 2012-MV008 include a dog, daycare, or kennel, the outdoor component necessitates the submission of a final development plan amendment on the subject property. The proposed use is consistent with existing and proposed uses on the subject property, and the submission of an FDPA application requires the property owner's consent.

[02:19:54] Therefore, Mr. Chairman, I move that the Board of Supervisors consent to the submission of an FDPA on the subject property. And, again, the applicant is aware that this motion should not be considered as a favorable recommendation by the board on the proposed applications and does not relieve the applicant from the compliance and the provisions of all applicable ordinances, regulations, and or adopted standards, nor does it prejudice in any way the board's consideration of this pending application.

[02:20:21] And the chair will second that motion. Is there discussion on the motion? And, again, this is for his own property, and so we're bringing it forward for consideration and action. Any further discussion? Seeing and hearing none. All those in favor, please say aye.

[02:20:36] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. Thank you, Mr. Chairman. In the trash way, the applicant is currently processing PCA 80-L-070-03 and RZPA 2025 MV00089 to permit a storage yard use on the property located at 9420 Gunston Cove Road.

[02:21:02] In 2023, the Board approved a proffered condition amendment for the subject property, and the applicant now proposes to carry forward and enhance the commitments made through that application. I further note that the South County Federation has adopted a resolution stating that it does not oppose the application.

[02:21:19] Due to the timing of contractual obligations, the applicant has requested an expedited board hearing for these pending applications. Therefore, Mr. Chairman, I move that the board direct staff to expedite the board hearing for PCA 80-L-070-03 to a date certain of June 9, 2026.

[02:21:37] Again, the applicant is aware that this motion should not be considered as a favorable recommendation by the board on the proposed applications and does not relieve the applicant from

compliance with the provisions of all applicable ordinances, regulations, and or adopted standards, nor does it prejudice in any way the board's consideration of this pending application.

[02:21:55] The chair will second that motion. Did I hear another? Oh, and Supervisor Herity seconds that motion. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork.

[02:22:11] Thank you, Mr. Chairman. And this matter would have been in the board packet, but we wanted to tweak it a little bit more, and so you got it at your table this morning, but it's unanimously supported by the board, by board members. And as we all know, scams are the fastest-growing threat to residents across our region.

[02:22:29] Fairfax County, with our large, diverse, and relatively affluent population, is definitely an attractive target. In 2024, the Fairfax County Consumer Protection Commission, CPC, that's one of our BACs, undertook a comprehensive review of the county's fraud prevention landscape, consulting really with all the county departments and looked for a way to better coordinate our messaging as well as establish a United Framework to really reach across all demographics.

[02:22:55] And we recognize and they recognize it's needed. In response, CPC developed Pause, Question, Protect, or PQP, adopting the United Kingdom's nationally successful Take Five to Stop Fraud initiative. Rather than cataloging every fraud scheme, PQP gives residents a simple three-step framework.

[02:23:16] Pause before acting on any unsolicited requests, question whether the source is legitimate, and protect personal information and report suspicious activity. The Department of Cable and Consumer Services Consumer Affairs team has integrated PQP into its outreach programming, providing in-person education and direct assistance to victimized residents.

[02:23:38] And I want to thank particularly Rebecca Makeley, who's right here in front of us, as the Director of the Department of Cable and Community Services, about her work and the work of her staff to frankly advocate on all of our behalf, but also to bring these pieces together.

[02:23:53] I also want to thank the Consumer Product Commission Chair, Jason Cudaville, who brought this item to me and brought it also to the Board's Older Adults Committee at the invitation of Committee Chair Walter Alcorn, as well as the Board at that time strongly supported this.

[02:24:13] And I know that's a key part of that is Supervisor Laos then subsequently brought this to Metropolitan Washington Council of Governments, or COG, to explore opportunities for regional alignment. And again, to further add to that, on April 9, 2026, in response to outreach by the CPC, the U.S. Secret Service and COG are co-hosting a regional convening on scam prevention.

[02:24:37] All called member jurisdictions have been invited, and many counties have already expressed interest and are, frankly, already part of the process to be there. This work parallels initiatives by others in the region beyond, including AERP, which rolled out their Pause, Reflect, Connect messaging last summer.

[02:24:56] The April 9th meeting by the Secret Service provides an opportunity for the region to create a unified message for scam prevention. What is needed now is sustained and consistent amplification so that anti-scam messaging becomes a permanent part of how all local governments and concerned stakeholders can communicate with residents about protecting themselves, not just a one-time initiative.

[02:25:18] Therefore, Mr. Chairman, we ask with unanimous consent that the board direct the Office of Public Affairs to identify ongoing systematic ways to integrate unified messaging and visual identity resulting from the April 9th COG Secret Service meeting across all county communications channels, including embedding PQP and how Fairbanks County communicates with residents about protecting themselves.

[02:25:42] And with that, it's without objection. Without objection, that is so ordered, and, you know, I think the importance of this is huge because of the sophistication level. We've talked about this before. We just talked about it in committee. I would just add I heard something that I think if we can help amplify, I heard a message coming out of the IRS that was reminding people that, you know, this is the time of year, tax filing time, where some of the worst scams occur.

[02:26:11] And that the IRS will never text you, will never call your phone, will only communicate with you through U.S. mail. And I think making sure that we are also messaging that out this time of year in particular is really important. because this is a time of the calendar year where vulnerability is at its highest with Social Security numbers, taxpayer information being shared, and what happens with the IRS.

[02:26:37] And so they are very concerned about this year in particular, and I think we should be too and should help with that messaging in concert with what this directive does. Supervisor Stork. And, Mr. Chair, I also talked to our clerk of courts, Chris Falcone, And Chris has said we have a number of issues with deed fraud that's occurring, and he's going to be speaking to us.

[02:27:00] I know at our public hearings, but in general, he's urging us to work with them to do some other thing. We have a different system than the state does, which makes it a little bit different on how we address that, but we all recognize that that's clearly also a key part of the scam issues that we're challenged to deal with.

[02:27:17] And so I'm looking forward to this bringing a focused and conservative message across the region. Thank you. Thank you, Supervisor Stork, and thank you for bringing this forward on that. Supervisor Menes. Thank you, Mr. Chairman, and thank you, Supervisor Stork, for bringing this up.

[02:27:33] As the chairman mentioned, we did talk about this in committee last week, but obviously, you know, in Mason District, we had the most—the community with the most older adults. And so, unfortunately, as we all know, there are new scams all the time. They're getting more and more sophisticated, and, you know, sometimes it's hard for anyone to tell what is a scam, what's not and you know when you hear you know that someone's in trouble or someone's in jail or someone needs you to bail them out your first reaction is obviously how can I help I want to help immediately how can I help fix this situation and unfortunately we have to think and we have to let our residents

[02:28:09] also let them know that they need to just pause for a moment and and really figure out if this is a scam or not which is very unfortunate and and again And they're coming out with more and more sophisticated ways to obviously scam everyone, but especially older adults.

[02:28:26] So thank you for bringing this up. Thank you. Supervisor Alcorn. Yeah, thank you. Just very quickly, I want to also thank Supervisor Stork and all the other comments made. We will, at our June Older Adults Committee meeting, be having some additional to schedule come back, and we'll hopefully see some good results of this board matter and other things as well.

[02:28:46] So thank you. Thank you, Supervisor Alcorn. Supervisor Palchuk. I was going next, but I just wanted to add that April 30th will be the Fairfax Scam Jam held right here, 9 to noon. So it will be at the Fairfax County Government Center. Registration is open. There's free lunch.

[02:29:02] I know many of us will be there again just to help us in any way we can to communicate, especially with our seniors, but all of us, about how to not get involved in those scams. Okay. With that, all those, well, actually, this was without objection.

[02:29:19] It is so ordered. Supervisor, support. Thank you, Miss. Two verbals. One is that you all got Rebecca Modre's business and economic data dashboard. And just wanted to highlight at least one thing in particular, which was a very pleasant surprise.

[02:29:36] We had a 43% increase from over a year ago in the job postings, which are now listed. so we're now at about 35,000 job postings in Fairwoods County. We know what happened a year ago was really rough.

[02:29:52] We're not sure where it all goes still, but we know that at least we've weathered the worst of that, but we know we need help from the state to, frankly, keep this economic engine running better. We are, as well, continuing to grow population, even though others kind of argue otherwise, but the data is clear, we are, as well as we have, I think a very vibrant future going forward.

[02:30:16] I'm not here to keep something from not happening. I'm here to grow something and develop something. And I think Rebecca's dashboard clearly shows that we're doing just that. Our unemployment rate is down, et cetera. So I think all good news, but we've got to keep working on it. That's always, I think, our focus.

[02:30:33] And then National Walking Day. So you need to lace up your sneakers. Wednesday, April 1st is National Walking Day. Yes, it is. And Mount Vernon District, we're going to start at the Martha Washington Library at 1030, and we're going to walk a two-mile loop, which is a beautiful two-mile loop along Fort Hunt Road and Quandah Road, et cetera, and right by the Mount Vernon Rec Center, which is an amazing place, and you can stop there and further exercise.

[02:30:57] But look forward to the community in joining me and as many people from really around the county joining us for a little bit of fun and enjoyment, and hopefully you'll be part of it. Thank you. Thank you very much, Supervisor Stork, Supervisor Palchuk. Thank you, Mr. Chairman. And first of all, the challenge is on. My office, the reigning champions, will be hosting a walk-in win, National Walking Day, though we lost Kim, who I think was our number one walker. We have quite a beauty. So looking forward. I was a lifelong school walker and appreciate that you are hosting that two ends of the district.

[02:31:32] but I do have one written board matter. It was done jointly with the chairman and our transportation chairs, Supervisors Spearman and Stork. I know many of us may be interested in this. It's a restriction of commercial vehicles adjacent to VDOT right away. Members of the board, several secondary roads adjacent to commercial areas in the county have experienced recurring issues with long-term parking of large commercial trucks. In some locations, these vehicles remain parked for extended periods along roadways next to commercial properties, inhibiting customer access to businesses and impeding the flow of traffic. In certain cases, the affected

[02:32:09] roads are adjacent to VDOT rights-of-way. Because of this, the Fairbanks County DOT currently lacks the authority to impose parking restrictions. Virginia Code 46.2-1222 authorizes certain local

governments, including Fairbanks County, to restrict or prohibit parking on any part of state secondary system of highways within the respective boundaries provide for the classification of vehicles for the purpose of these restrictions and prohibitions and provide that the violation of their ordinance shall constitute a traffic infraction and prescribe penalties thereof

[02:32:46] therefore i move that the board direct the county executive to work with the office of the county attorney fcdot and other appropriate agencies to develop a draft ordinance pursuant to virginia code 46.2-1222 that would allow Fairfax County to restrict parking upon any part of the state secondary road system within the county that is adjacent to VDOT right-of-way in non-residential areas. And I will second that along with Supervisor Herity. Discussion on the motion. Supervisor Palchuk. Mr. Sherman, thank you. I just want to thank and recognize the staff both in the county

[02:33:22] attorney's office and in FCDOT who have been working with my office on this. I know that like many of you, we have had several businesses looking to fill some of our empty retail and have asked for our help in this matter. So I appreciate also yourself and Supervisors Bierman and Stork for working on this to get it filed for today so that we can look at where we do have this authority and hopefully have everyone, my colleagues, support in considering the ability to have this authorization in non-residential,

[02:34:01] as we currently do have many programs in residential areas. Thank you, Supervisor Palczyk. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Palczyk. That is all, Mr. Chairman. Thank you. Thank you, Supervisor Palczyk.

[02:34:17] And next up is Supervisor Herity. Yes, Mr. Chairman, I have a few, so I'm going to summarize them the best I can, but the board's had them so they can look at them. As I do every year, Mr. Chairman, I ask without objection that the board designate May 10, 2026 as National Child Care Provider Day to recognize the service of our many dedicated child care providers and have staff prepare a proclamation recognizing National Child Care Provider Day to be presented to Lisa Farinault-Hope Bryan, Executive Director of Infant Toddler Family Day Care outside the boardroom.

[02:34:51] And Supervisor Herity, we're going to coordinate that with the one that is on my list, the Proclamation to Recognize Child Care Provider Month in May. They may or may not be the same thing, but we need to reconcile that. But this is clearly a countywide recognition, so it's on my list as well.

[02:35:07] So we will reconcile that. So I have, as I do every year, I've worked with Infant Family Daycare and DFS Office of Children for this, but we'll work to get it coordinated. The next is another one that I do every year, Mr. Chairman.

[02:35:27] Without objection, I ask we recognize May as Jewish American Heritage Month, direct the Office of Public Affairs to prepare a proclamation to be presented to the Jewish Community Relations Council outside the boardroom in May. So, Supervisor Herity, that's another one that is on my countywide list.

[02:35:44] I actually did this in 2023. In 2024, I did this with Supervisor Palchuk and Supervisor Gross, and I did it in 2025. So it is on my list that was already approved as well. All right, well, I know I did it last year, but let's just coordinate.

[02:36:03] Be happy to be added to it and please let me know when the event is. And that is helpful. It's very helpful, again, if you have these county-wide ones to send those in so that we can reconcile them before we get here. Supervisor Herity. Okay, the next one is, again, one I do every year.

[02:36:21] As we prepare a proclamation, recognize April 2nd, 2026 is Autism Awareness Day. Celebrates April as Autism Acceptance Month, encouraging all citizens to exercise respect and compassion for... Supervisor Herity, we don't have this one, and nor was it sent out in advance. We do not?

[02:36:38] No, we do not. All right. We have one on Lyme disease. That was the last of your board matters that we have for today. This must have gotten left out of my package for some reason. I'm sorry. Since this is an April one, let me go ahead and read it.

[02:36:56] As the board knows, April is National Autism Acceptance Month, promoting acceptance for individuals on the autism spectrum. I'm going to summarize this because we all know how important autism acceptance is. Fairfax County is fortunate to have organizations like Service Source Fill of Programs and others dedicated the mission of providing gainful employment and services to those on the autism spectrum.

[02:37:21] Although most autism research focuses on children, these organizations play a critical role in closing the gap of services with our residents with autism when they reach adulthood, which is often referred to as a services cliff.

[02:37:37] Our community is stronger and more diverse because of our autistic residents and our businesses and nonprofits who partner with them. Therefore, Mr. Chairman, without objection, I ask that we prepare a proclamation that recognizes April 2nd as Autism Awareness Day and celebrates April's Autism Acceptance Month, encouraging all citizens to exercise respect and compassion for our relatives, friends, co-workers, and fellow Americans on the autism spectrum.

[02:38:03] This proclamation we've presented outside of the boardroom to serve a source, a dedicated community partner serving the needs of residents on the autism spectrum, providing direct hiring, and supporting third-party hiring. I further ask the proclamation to include a recognition of the unique challenges faced by individuals with autism and that it reaffirms the commitment of this board to encourage businesses and employers to utilize existing incentives and strategies to assist them in hiring persons with autism.

[02:38:35] So Supervisor Smith is asking if you could circulate that so the board has a copy of it. And this is also clearly a county-wide proclamation. So if we had been made aware of that, we would have included it in our list, and it would have already been approved, and we would have just saved a lot of time. So if we could try to do that in the future, that would be helpful.

[02:38:52] Supervisor Herity. So is this approved without objection? We approved without objection. Okay, thank you. And I'll make sure we circulate it to everyone. And the one that is in here, I will summarize. Therefore, Mr. Chairman, without objection, I ask that we prepare a proclamation declaring May 2026 as Lyme Disease Awareness Month.

[02:39:09] to be presented to Monty Skoll, Director of National Capital Lyme and Tick-Bor Disease Association at our May 5th board meeting. I also ask the Office of Public Affairs to share information on preventing and recognizing the systems of Lyme disease during the month of May and that we share this information with our partners at FCPS for students and their parents to educate themselves as well.

[02:39:31] I also ask without objection we prepare a separate proclamation declaring May 2026 as Fight to Bite Awareness Month to be presented to the Fairfax County Health Department at our May 5th meeting. And without objection, that is so ordered.

[02:39:47] Supervisor Herdy. Yes, the next one. You know, at last Tuesday's Public Safety Committee meeting, I discussed the unfortunate results of the failure of our Commonwealth attorney to keep our residents safe after the most recent incident, the murder of Stephanie Miller by a repeat convicted violent offender.

[02:40:08] Several board members joined me after that in expressing the need to do what we can to address these failures. This is my attempt to get that process started. This board can clearly not solve all the problems with our legal system, but it must do what it can to protect our residents.

[02:40:25] This is not the first time a repeat convicted violent offender has been released into our community and committed additional violent offenses against our residents. And unfortunately, it's not going to be the last time. The board matter does not require an outcome, but requests a staff review and a board discussion. Reviewing and improving our policies is a healthy exercise.

[02:40:49] This board matter has been reviewed and edited by county staff, both in equity, public safety, and legal. Finally, I would ask, if not this, then what? In 2021, the Board of Supervisors adopted the Public Trust and Confidentiality Policy, known as the Trust Policy, to reaffirm county policy and improve community health, welfare, safety, security, Trust by ensuring that immigrant residents can access county benefits and services without the fear that the information they share will be disclosed to federal immigration officials.

[02:41:26] The trust policy makes the promise concrete by establishing mandatory countywide standards for information sharing and other protections for our immigrant neighbors. In the interest of continual evaluation of the safety of all of our residents, including our immigrant communities, it is imperative that the board consider options to amend this policy.

[02:41:49] Additionally, we should consider how the policy can continue supporting victims of crimes who may be fearful of reporting due to their immigration status. Therefore, Mr. Chairman, I move that the Board of Supervisors direct the county executive to assign appropriate staff, including the chief executive officer, to review options to amend the trust policy to present to the Safety and Security Committee at a future meeting.

[02:42:16] As part of the discussion, staff should also present methods for additional support for residents of any immigration status who may be reporting a crime. This could include, but is not limited to, the addition of a U visa liaison position employed by the county who could facilitate protecting victims of a crime from deportation if they could come forward to make a report.

[02:42:41] So moved. You've heard the motion. Is there a second? Hearing and seeing none, that motion dies for lack of a second. Supervisor Herdy. Yes, Mr. Chairman. Teen job fair. Recap, we had about 500 students participating in our first teen job fair this year at Chantilly.

[02:43:03] Had many employees, everything from the Fairfax County government, Park Authority, Nova Parks, lots of pools. Our police and fire department were both there. Special thanks to our county partners at DFS. There was a line most of the day to do practice interviews, which was really cool to see the kids go up and actually practice.

[02:43:26] And the folks from DFS did an incredible job supporting that. Thank you to all our sponsors, Fairfax County Public Schools, Fairfax County Times, DFS, NCS, school board members, Sandy Anderson, and along with our local chambers at Converse.

[02:43:42] Registration's still open for business and students to participate in our next and last one at West Springfield High School on Saturday, March 21st, and that'll be from 11 o'clock to 1 o'clock. And finally, we got a report, a not-in-package memo on March 13th on pension, The update on our retirement systems that listed a number of issues that I think warrant board discussion I would just ask the chairman or county executive to see if we could schedule a time

[02:44:20] To come before either budget or personnel to discuss some of the issues in the memo Yeah, we are reviewing that we did just get that and if we feel appropriate we certainly will do that Okay, that's all I have okay I will just point out, because there is, you did have one in here, I think the library funding consideration item.

[02:44:47] And we don't need to do it because I'm just going to remind everybody on the board, consideration items do not get acted on by the board. If you have a consideration item, submit it to the budget staff. This one will be submitted to the budget staff. But if you have a consideration item, just submit it to the budget staff.

[02:45:02] There's a lot of misinformation out there that when we approve a consideration item that we approved it. funding and that can only happen through the budget and so just as a reminder as budget chair to my colleagues if there is a consideration item you would like to have added to what we do as a part of our budget process submit that to my office and submit it to the the budget staff in the county I have it in front of me mr. chairman if I could just two seconds go through it we pat we just said there's no reason for that I mean I we all have consideration items submit so we can all see them they all will be transparently put forward as a part of

[02:45:39] the budget and I just I don't want to confuse people about what our process is and I've made this clear before if you have them just submit them they don't need approval and they don't need to be acted on by the board we will act on them when the budget comes forward just wanted the board to be aware and as soon as those consideration items come in our staff does a really good job of circulating those to the board and we'll make sure that continues. And with that, we're going to move on to the county executive's items and first we have admin items. Let me ask Supervisor Smith if

[02:46:16] you have a motion to approve admin items 1 through 10. I move approval of admin items 1 through 10. And it's been moved and seconded by the chairman and Supervisor Palachuk. Let me ask if there are any admin items board members would like to have discussed or voted on separately. Any admin items for discussion or a separate vote. Seeing and hearing none, all those in favor of the motion to approve admin items 1 through 10, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And that takes us to action items. Action item number one is approval of a resolution to

[02:46:52] extend the cable franchise term of Coxcom LLC. And at this time, I am going to turn to Vice Chair Smith for a motion. I move approval of the county executive's recommendation. Chair, we'll second that along with Supervisor Lusk. Any discussion on the motion? Any discussion on the motion or questions for staff? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Action item number two is approval of a resolution to extend the cable franchise term of Comcast Cable Communications

[02:47:29] Management, LLC, Vice Chairman Smith. I move approval of the county executive's recommendation. And I will second that motion. Is there discussion or questions of staff? Any discussion on the motion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any

opposed? Any abstentions? And that motion carries. Action item number three is approval of a Resolution to extend the cable franchise term of Verizon, Virginia, LLC.

[02:47:59] Vice Chairman Smith. I move approval of the county executive's recommendation. And the chair will second that. Is there any discussion on the motion or questions for staff? Seeing and hearing none, all those in favor of action three, please say aye. Aye. Any opposed?

[02:48:15] Any abstentions? And action three is passed. Action four is approval of the reciprocal agreement between the Virginia Department of State Police and Fairfax County during the police unity tour. Supervisor Lusk. Thank you, Mr. Chairman.

[02:48:32] I move the Board of Supervisors approves the county executive's recommendation for action item number four. And the chair will second that along with a lot of the board. Any discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed?

[02:48:47] Any abstentions? That motion carries. And finally, action item number five is approval of Water Tower and Metro Station. Obelisk signs in Tyson's in the Providence District. Supervisor Palchik. Thank you, Mr. Chairman. I move approval of the county executive's recommendation.

[02:49:06] Chair, we'll second that motion. Discussion on the motion. Supervisor Palchik. Yes, thank you, Mr. Chairman. These two initiatives improve the Tyson's placemaking efforts, bettering the skyline and making it easier to navigate public transportation. Two-way finding obelisks will be installed at each of the four metro stations, and all necessary coordination with WMATA and Fairfax Water is underway.

[02:49:28] And I see several TCA staff members here. They are confident all work will be completed by the end of the fiscal year. And I know I am very eager, and we are, to see this project come to fruition. Thank you. Supervisor Powchick, Supervisor Herity. Yeah, Mr. Chairman, I'll be supporting this item, but I do want to point out something that I think is a little misleading in the fiscal impact.

[02:49:50] It says none, that the installation and maintenance of the proposed signage will be funded by the Tyson's Community Alliance. They actually, over 90-95% of their funding is from the county, so technically that would be a fiscal impact.

[02:50:08] That's all. I support the item. Yes, but it's money we have already sent to them. It's not a new obligation that we're taking on. Is that correct? So the no fiscal impact is because that money has already been transferred to the Tysons group for purposes like this, and they're not seeking a new appropriation.

[02:50:25] Is that correct? I'm looking at the county executive. That would be correct, sir. Okay. If there's no further discussion, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries, and that brings us to our consideration items.

[02:50:43] We have two. First is consideration item number one, adoption of resolutions dissolving the Coordinating Council on Aging and Adults with Disabilities, the Youth Basketball Council Advisory Board, and the A. Heath On-Thank Memorial Award Selection Committee.

[02:51:00] Vice Chair Smith. Thank you. I move the adoption of three resolutions dissolving the Coordinating Council on Aging and Adults with Disabilities, the Youth Basketball Council Advisory Board, and the A. Heath Onthank Memorial Award Selection Committee.

[02:51:16] You've heard the motion. The chair will second that motion. Discussion on the motion? Supervisor Alcorn. Yeah, thank you. I want to thank Vice Chairman Smith and also you, Chairman McKay,

I know in particular with the CCAAD and some of the good works they're doing, and it looks like there's a path forward for others to do this as outlined in the board matter, but also, in particular, by the Disability Services Board.

[02:51:41] So thank you very much. Supervisor Palachuk. Thank you, Mr. Chairman. I will also be supporting this, and we're reaching out to our current representatives. Just wanted to hear from you, from staff, what the plan is to engage with the existing appointees, those engaged with these committees.

[02:52:01] Brian Fuller with the Office of the County Executive. The appointees for the BACs affected by this consideration item have been engaged. Thank you. Vice Chair Palchuk. I'm sorry, Vice Chair Smith. Supervisor Palchuk just spoke.

[02:52:17] Vice Chair Smith. Thank you. I want to thank Bree Fuller for all her work on this. It is not easy to make change, but it is important that we look at things that we've done for years and years and consolidate change and do that.

[02:52:32] And there has been a lot of work to reach out to the appointees on these committees. And so it is important work. It's not easy work, but thank you for your support. Thank you for saying that, Supervisor Smith, because I was going to say the same thing. Change is hard, but if we really want to streamline but still find opportunities for all the people in our community to weigh in on important policies, there are ways to do that in a way that's more efficient and more effective.

[02:53:01] And this comes off of the heels of this board's direction to staff to look for efficiencies in our board's authorities and commissions. And I appreciate all the work that's been done to date because it has not been easy, but I do believe it's needed and there have been accommodations made to continue to make sure that the public's input that we cherish is still protected through this process.

[02:53:25] If there's no further discussion, all those in, I'm sorry. Oh, Supervisor Hardy. I'm sorry, I was looking to be recognized. I'll be more vocal next time. want to echo Supervisor Alcorn's comments on the CCAAD they I think serve an important function and I just hope there's no reason that function can't consent continue in a different form without you know the staff support I will point out it was a little disappointing and I know they're they're small pieces of staff but that there's no fiscal impact on this yet hopefully over the

[02:53:59] long term there is some fiscal impact as we look to alleviate our staff to do other other things by eliminating these committees as long as we continue to do that as we mentioned this one has not been easy to get here on this and you know we have to think about that also before we create additional committees moving forward that every time we do that there is a fiscal impact there is staff time that is taken to support these organizations. And we want to make sure that the voices of the people in these are still being heard and that there is alternative ways to

[02:54:36] continue to do the work that they're doing. But staff is sorting through, continuing to sort through all of our boards, authorities, and commissions. And I suspect that there will be opportunities for further consolidations or eliminations moving forward that will have absolutely will have a fiscal impact. With that being said, all those in support of consideration one, please say aye.

[02:54:58] Aye. Any opposed? Any abstentions? That motion carries. Consideration two is approval of amendments to the Child Care Advisory Council bylaws. Vice Chair Smith. I move approval of the proposed amendments to the Child Care Advisory Council bylaws. Second. And the Chair will second that

along with Supervisor Palczyk. Discussion on the motion? Any discussion or questions. Seeing and hearing none, all those in support of consideration, item two, please say aye.

[02:55:25] Aye. Any opposed? Any abstentions? And that motion carries. And thank our staff for being here and supporting this. And with that, we are going to move on to closed session. I will just say first, before I ask the county attorney how long we need for closed session, let me ask my colleagues if there are any public hearings this afternoon where there is an intention to defer. Seeing and hearing none. We do have a lot of public hearings and public comment still to go today, so it's going to be really important that we report for public hearings promptly at 3.30. Let

[02:56:03] me ask the county attorney how long we need for closed session. Mr. Chairman, I estimate approximately 30 minutes. 30 minutes, which means we need to be reporting to closed session promptly at 3 o'clock, and we will start public hearings promptly thereafter at 3.30.

[02:56:22] And so let me ask, Supervisor Smith, do you have a motion? I do. Mr. Chairman, I move that the Board of Supervisors recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the attached agenda for this meeting.

[02:56:39] And in addition, one, as permitted by Virginia Code Section 2.2-3711A1, appointments to the Board of Zoning Appeals. 2. As permitted by Virginia Code section 2.2-3711A3 and 29, potential acquisition of real property for a public purpose in the Mount Vernon District and related expenditure of public funds where open discussion would adversely affect bargaining position or negotiating strategy.

[02:57:07] And 3. As permitted by Virginia Code section 2.2-3711A7 and 8, briefing regarding Kimberly LaFave et al. versus County of Fairfax et al., appeal number 25-872, U.S. Supreme Court.

[02:57:23] You've heard the motion. I'm happy to second that, along with Supervisor Palchik. Discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. We will report to closed session at 3 o'clock and begin our long afternoon of public hearings at 3.30. And with that, the board is in

[02:57:48] recess. The board is coming out of closed session and first order of business is to have a motion

[03:07:36] from Supervisor Smith. Thank you, Mr. Chairman. I move that the Board of Supervisors certify that to the best of each member's knowledge, only public business matters lawfully exempted from the open meeting requirements by virtue of Virginia Code Section 2.2-3711 and only such public business matters as were identified in the motion by which closed session was convened were heard, discussed, or considered by the Board of Supervisors during the closed session.

[03:07:59] I'm happy to second that motion. Is there discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Aye. Any opposed? Any abstentions? That motion carries. We do have some motions coming out of closed session. Supervisor Smith. Mr. Chairman, I move that the Board of Supervisors concur in the Fairfax County Circuit Court's reappointment of Rebecca Balow to the Fairfax County Board of Zoning Appeals.

[03:08:20] Happy to second that motion. Is there any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. Thank you, Mr. Chairman. I move the Board of Supervisors, authorized the county executive in the

Department of Public Works and Environmental Services, to purchase real property in the Mount Vernon District for the public purpose upon the terms and conditions discussed in closed session.

[03:08:47] The chair will second that motion. Is there discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And that is all that we had coming out of closed session. We're now going to turn to our afternoon public hearings.

[03:09:03] And just a reminder announcement, individuals wishing to provide testimony have a number of options. They can testify here in person or they can provide testimony by phone or YouTube video. At the designated point in the public hearing, I will call for any speakers from the speakers list.

[03:09:20] And they will either come forward or their video will be shown or they will be connected by telephone. There will then be an opportunity for anyone else to speak who would like to speak on this matter to come down to the podium or to call in at 703-324-1020.

[03:09:36] Speakers testifying by video must sign up and submit their video no later than 9 a.m. on the day prior to the hearing. For public testimony, you're given three minutes to speak as an individual. If you're a spokesperson for a group, you are given five minutes. And with that, we are going to begin our afternoon public hearings, beginning with our first public hearing, which is on SEA 85-M-086-03, which will be heard concurrently with PCA 2020-MA-012 Radley Management, LLC, in the Mason District.

[03:10:10] And could we please have the applicant reaffirm the affidavit? Good evening, Mr. Chairman, members of the board. My name is Bernie Sutrasito, a land use planner with the firm Wash Colucci, and on behalf of the applicant, I reaffirmed the affidavit dated February 11, 2026.

[03:10:31] Thank you. Thank you very much. Are there any disclosures from board members? Any disclosures from board members? Seeing and hearing none, I will now recognize county staff for a staff presentation. Good evening, Mr. Chairman and members of the board.

[03:10:47] I'm Carl Shumate with the Department of Planning and Development. The applicant operates the Radley Acura dealership in Bailey's Crossroads right at the junction of Route 7 and Columbia Pike on land zone C8. The applicant proposes additional gross floor area for a washing and detailing service facility accessory use with a mezzanine for storage and parts and associated modifications to site design and development conditions.

[03:11:12] The area of proposed changes, marked in red, are to plans previously approved by the Board of Supervisors on August 2, 2022, but were never constructed. The proposed washing and detailing facility will not be open to the public and will only be used to serve the dealership's vehicles.

[03:11:29] The previously approved screening panel shown here will be enlarged to match the rest of the building, and the bays will remain closed when not in use and are screened to ensure harmony with the surrounding properties. Staff finds the request to be in harmony with the comprehensive plan and in conformance with the zoning ordinance.

[03:11:47] This concludes my presentation. Thank you very much. At this time, we recognize the applicant for an applicant's presentation. Good afternoon. Staff did an excellent job describing this application. We'll keep my remarks brief. With this application, the applicant proposes to amend the

existing approvals to continue the existing uses and allow modifications to the approved yet unbuilt parking garage.

[03:12:10] Specifically, the applicant seeks to enclose portions of the lower garage level in order to use the space for storage and an ancillary car wash facility. The applicant worked closely with staff to incorporate very helpful input into the project before you.

[03:12:29] Prior to this public hearing, the applicant met with adjacent community members, which they shared their support for the project. Additionally, the Mason District Land Use Committee voted to recommend their support for this application. Staff has also issued their report with a positive recommendation.

[03:12:45] And finally, the Planning Commission voted unanimously to recommend approval. I would like to take this opportunity to thank staff, especially Mr. Carl Schumate, for his thorough and diligent work on this application. And with that, we request your favorable consideration in this matter, and I'm happy to respond to any questions that you may have.

[03:13:03] Thank you. Thank you very much. Are there any questions of staff or the applicant? Any questions of staff or the applicant? I'm not seeing any, so thank you. This is a public hearing, and I have no one signed up in advance to testify on this specific matter. Is there anyone here in the auditorium who would like to speak on this subject?

[03:13:20] anyone who would like to testify on this subject this is a public hearing seeing and hearing no one let me ask the clerk if we have anyone who's called in there are no callers no callers soothe the applicant waves rebuttal closing comments and a recommendation from county staff on February 25th 2026 the Planning Commission recommended approval of the special exception subject to conditions dated February 12th 2026 staff occurs with those recommendations Thank you. Last call. Any questions from board members? Seeing and hearing none, at this time, I will close the public hearing and recognize Supervisor Jimenez for a motion.

[03:13:59] Mr. Chairman, I request that the applicant confirm for the record their agreement to the development conditions dated February 12, 2026. Mr. Supervisor, Mr. Chairman, on behalf of the applicants, we affirm and agree to the development conditions dated February 12, 2026. Thank you.

[03:14:16] With that, Mr. Chairman, I move that the Board of Supervisors approve PCA 2020-MA-012 subject to the proffers dated February 5, 2026, and I move that the Board of Supervisors approve SEA-85-M-086-03 subject to development conditions dated February 12, 2026, and further move that the Board of Supervisors approve the waivers and modifications listed in the staff report and on the handout dated February 24, 2026, which will be made part of the record.

[03:14:52] I'm happy to second that motion. Is there discussion on the motion? Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you very much. Our next public hearing is a public hearing on RZ 2025-DR-00016, Beverly and Elm Development, LLC.

[03:15:18] In the Mason District, and could we please, I'm sorry, in the Drainsville District, could we please have the applicant reaffirm the affidavit? Good afternoon. Evan Pritchard. On behalf of the applicant, I reaffirmed the affidavit dated January 7, 2026.

[03:15:36] Thank you very much. Are there disclosures from board members? Any disclosures from board members? Seeing and hearing none. At this time, I would recognize county staff for presentation. Thank you, and good afternoon, Mr. Chairman and members of the board. I'm Sunny Ann from the Department of Planning and Development.

[03:15:52] The applicant Beverly and Elm Development LLC requests to rezone the application site for a mixed-use residential development. The 0.56-acre application site is located at the northwest quadrant of the intersection of Beverly Road and Elm Street in McLean.

[03:16:10] It is zoned C6 in the sign control and highway corridor overlay districts and also in the commercial revitalization district. It is currently developed with two small office buildings with associated on-site parking spaces. The applicant requests to rezone the site from C6 to PRM to allow for a mixed-use residential development in a seven-story building with up to 56 multifamily residential units and 2,120 square foot of ground floor non-residential uses at the maximum FAR of 3.36.

[03:16:46] The primary building entrance is on Elm Street. Vehicle access to the site will be provided from Beverly Road to a partially underground parking garage. The proposal includes a corner plaza at Elm Street and Beverly Road and a linear park along the Elm Street's frontage.

[03:17:04] The park will include multiple interactive features to encourage social interaction, community gathering, and active use of the space. Due to the limited site area, only 0.09 acres will be provided on site.

[03:17:20] The applicant has, sorry, due to the limited site area, only 0.09 acres of park space will be provided on site. The applicant has agreed to address the remaining 0.06 acres of deficit through a monetary contribution.

[03:17:40] The proposed building is a seven-story structure with a maximum height of 89 feet. It features a contemporary architectural design as shown in these pictures. The applicant requests a waiver of the PRM district's two-acre minimum size requirement for the 0.56-acre site.

[03:17:57] Despite the smaller site area, the proposal demonstrates compatible uses in an efficient layout, appropriate building footprint, high-quality architectural design, and enhanced urban park and streetscape elements. As a result, staff supports the application.

[03:18:15] This concludes my presentation. Thank you. Thank you very much. this time we'd welcome an applicant's presentation. Thank you. I have a presentation with a lot of slides, but we are since we're very happy to have the support of staff and the Planning Commission I'll go through these very briefly just because we're so excited about this project and we think it's going to be a meaningful positive change for McLean. We just want to do it justice. So next slide please.

[03:18:45] Next slide, Evan. Ms. Yang covered all the basics But this is a site that is underutilized.

[03:19:01] We want to bring it forward and make it worthy of the vision that was adopted in the comprehensive plan through a lot of hard work just a few years ago. The site is kind of at the center of the center of what's known as the center zone in the McLean comprehensive plan.

[03:19:18] So we feel like it's going to be a really critical site and serve as a catalyst, hopefully, for more things to come in McLean. Planned in an area where the vision is for all of the buildings to potentially redevelop between the 7- to 10-story mark.

[03:19:38] We're shooting for 7 stories. Ms. Yang did a good job of summarizing the basic elements of the programming. So I will just sort of go into briefly the architecture and the style of the landscaping.

[03:19:56] This is a poster child for what's supposed to happen in Fairfax County in terms of a really productive back and forth with the McLean Citizens Association Planning and Zoning Committee, the McLean Planning Committee, really helpful and early thoughtful feedback from the supervisor's office and supervisor's staff.

[03:20:18] a lot of collaboration with staff so the project we're really pleased with where the project has ended up particularly the image on your screen here which is the the focal point at the corner of Elm and Beverly we're going to have public art there where this is going to be our our moment for getting members of the public to come together in a public plaza which will be backed by some some retail and we think it'll be a really special meaningful place again right in the heart of McLean. I'm very proud of the landscape plan. The open space has been discussed. Just a quick image

[03:20:55] on the left there showing you where we began and again with all the staff and community feedback where we ended up on the right hand side. And same thing and just in terms of the the perspective views that the image above is where we started and we're very pleased where we ended up at the bottom key proffers very very proud of the open space the public art feature it's going to be a sustainable building there's some historic elements to the site that we're going to capture in an

[03:21:30] architectural survey and have a historic marker and interpretation element to it we're committing to providing at least seven wdus assuming we we do the full build out of 56 units we're making the urban park contribution that Ms. Yang described.

[03:21:49] And finally, based on feedback we got at the planning commission, we had a late add for a proffer committing to certain universal design features that will offer both standard at the request of future occupants and then some that will even go above and beyond that if desired.

[03:22:11] So in sum, we feel really good about the project. We think, again, with all the help we got from the community and staff, this really goes a long way to achieving all the worthy goals of the McLean Conferensive Plan. Thanks. Happy to answer any questions.

[03:22:26] Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none. This is a public hearing, and I do not have anyone who has signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this subject?

[03:22:42] This is a public hearing. Anyone who would like to testify? Seeing and hearing no one. Let me ask if we have any callers. There are no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from county staff. On February 25th, 2026, the planning commission recommended approval of the application and the waiver request. Staff concurs the recommendation. Thank you. Thank you very much. Final check. Questions from board members. Seeing and hearing none.

[03:23:15] I will now close the public hearing and recognize Supervisor Bierman for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors approve RZ-2025-DR-00016 and the associated CDP subject to the executed proffers dated February 26, 2026.

[03:23:38] And I move that the Board of Supervisors approve the waiver of the minimum district size for the PRM district. Chair, we'll second that motion. Is there any discussion on the motion? Yes, Supervisor

Beerman. Yeah, when you were asking if anybody wanted to talk, I was thinking, well, I want to talk. Of course you did.

[03:23:56] Very happy to see this one come in. So this is the center of the center zone of the Community Business Center. It's centrally located in McLean. You may remember a couple years ago when we had a meeting about the McLean Project for the Arts Economic Opportunity Reserve grant that we did.

[03:24:23] And I brought in the big map, and I started pointing at it. And I was pointing, and the McLean Project for the Arts is here, and the Mars headquarters is here. This was right in the middle of that map. So we're very happy to see this come in. It has the support of the McLean Planning Committee, the McLean Citizens Association.

[03:24:42] Thank you to the applicant. The first thing I said was, could you consolidate another parcel? We weren't able to do that, but that's why this parcel is a little bit smaller. We're still hoping, though, that this parcel can be a catalyst for more parcels working out. The second thing I said was we wanted some first floor retail.

[03:24:59] That wasn't originally in the plan, but you came back and were accommodating on that so that we could have street activation so that people in McLean could also benefit from having this new building there. That street activation is not only great for that corner where you saw that nice little plaza.

[03:25:20] It's great for the businesses that are right across from there. There are a couple restaurants. I mean, if you haven't been to Arakosi in McLean, it's a great restaurant. Those folks now are going to have 56 new units right across the street from them. I appreciate the WDU commitment as well.

[03:25:37] I appreciate what you've done to work with the community on the streetscape. Of course, I appreciate our county staff, Sonny, Suzanne, Kathy. Thank you very much. Thank you for coming out to our public, not public hearing, but to our community meeting.

[03:25:54] Whereas my planning commissioner kind of laughed because some of the folks came to the community meeting and they were like, I don't know. I don't know if it's modern enough. They wanted to be even more modern. And we obviously do have a really nice modern design right in the heart of McLean, which I think, you know, is really great as well.

[03:26:14] So, again, I hope to see this as a catalyst. Bring us more projects. Folks in the room, seeing some of the land use journeys around here. Bring us more projects for downtown McLean as well, please. And I'm very happy to support this application. Thank you very much.

[03:26:31] Supervisor Beerman, is there any further discussion? I can't imagine there is. With that being said, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstention? That motion carries. Thank you all very much. And that brings us to our next public hearing, which is on RZ 2024-SU-00003, NRP Park Meadow Acquisition, LLC, and NRP Corporate Point Acquisition, LLC in the Sully District.

[03:27:04] And this is concurrent with PCA-78-S-063-15. And with that, could we please have the applicant reaffirm the affidavit? Good afternoon, Lori Greenleaf with McGuire Woods, and I reaffirmed the affidavit dated February 11, 2026.

[03:27:25] Thank you very much. Are there any disclosures from board members? Disclosures from board members. Seeing and hearing none, I will now recognize county staff for a presentation. Thank you, Mr. Chairman. I am Nick Cicero at the Department of Planning and Development.

[03:27:41] Today, I will be presenting a rezoning and proper condition amendment submitted by the applicant to remove the subject property from the previous rezoned area and to rezone a portion of the property that is zoned I-4 to the PDH-16 district to permit the development of a residential community.

[03:28:04] The subject property is 17.575 acres in size and located northwest of Newbrook Drive and Park Meadow Drive intersection. The site is zoned I-3 and I-4 district within a water supply protection overlay and an airport noise overlay.

[03:28:29] This area is within lane unit J of the Dulles Suburban Center, which allows for an option for residential use at a max FAR of 0.5. The property is proposed to be divided into two blocks, block A containing the residential portion and block B containing the remaining office portion.

[03:28:51] The proposal will replace the existing vacant office building on lot 14B, its associated surface parking and some of the surface parking lot on lot 12, which is part of block A. to construct uh 87 single family attached homes and 28 stacked townhouse ee units block a will have a far of 0.59 exclusive of the bonus density block b will have a far of 0.42 overall the site will have a far of 0.5 the applicant has has committed to providing the pedestrian improvements

[03:29:27] shown on the plan in the plan and in the proffers and included commitments to schools affordable housing green building and public park staff finds the applications of being conformance with the comprehensive plan and the zoning ordinance thank you and that concludes my presentation thank you very much this let me ask the applicant if you would like to provide a presentation yes thank you very much Laurie Greenlee from McGuire woods on behalf of the applicant on behalf of the applicant and the owners we are very pleased to bring you this I'll call it

[03:30:03] well-reviewed application, which represents not only the creation of a new cohesive and coordinated residential development, but also one that provides extensive benefits to the greater Westfield community. We come to you with the unanimous support of the Planning Commission, a very clean staff report, and a vote of no objection from the Land, Use, and Transportation Committee of the Silly District Council.

[03:30:27] Additionally, the layout, the unit types, the open space areas, vehicular and pedestrian and connections were all well vetted with the Westfield Business Owners Association and the plan before you represents that extensive work with that board. This application continues an ongoing evolution of Westfield that's envisioned in the Comprehensive Plan for Land Unit J in the Dulles Suburban Center by taking aging, vacant, and surface-parked office sites and turning them into cohesive and connected residential communities. There are a number of properties that are near

[03:31:03] this property that have either been rezoned or have pending rezonings or actually developed and have residences, residents in them. The site's also in an area of the Westfield Business Owners Association's master plan that shows future residentially focused development. This project has successfully achieved two important goals really that any residential infill project should achieve, the creation of a cohesive functioning community, and also, and probably most importantly, the connection and integration of that community with the greater area.

[03:31:40] We worked very hard on appropriate vehicular and pedestrian improvements and connections, which, when this community is built, will result in a transformation from what I would called sidewalks along streets to well-connected park spaces with trails that will not only serve the future residents but also

provide public benefits for the community. The heart of that is a coordinated park and trail network envisioned by the WBOA called Westfield Stroll. That's a

[03:32:12] planned wide landscaped path that would go from our property up to the Wegmans and Commonwealth center and then down to that recently approved park east property. We designed our portion of the stroll and actually all the park spaces to function on their own, but also they're appropriately designed to allow expansion when those adjacent properties develop. The park spaces go well beyond the minimum requirements. Urban park standards expect 0.59 acres. We are providing 1.85 acres, which is three times the required amount.

[03:32:53] We also put significant work into the future road grid to facilitate development of adjacent properties, and we have good buy-in from SCDOT and VDOT on those proposed improvements. The project also helps to meet the significant need for new housing by providing for-sale units in the form of townhouses and stacked townhouses, and just as importantly, the project commits to 12.5% of those units as for-sale ADUs, which, as you know, is a critical need.

[03:33:22] We meet the county environmental goals, the Dulles Suburban Center goals for stormwater management, which do exceed the county and state regulations. We have green building commitments and setting up all of the townhouses to accommodate level two EV chargers.

[03:33:38] Overall, we believe this is a great project in and of itself, but it's also important for the ongoing evolution of Westfield. Definitely like to thank staff for working with us for two-plus years on this project, and we respectfully request your approval.

[03:33:54] Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing, and I have no speakers signed up in advance to testify on this matter. Is there anyone present who would like to speak on this subject? This is a public hearing.

[03:34:10] Anyone who would like to testify on this matter? Seeing and hearing no one, let me ask if we have any callers. There are no callers. There are no callers. The applicant waives rebuttal. Closing comments and a recommendation from staff. On December 3rd, 2025, the Planning Commission voted to recommend approval of the subject applications subject to the executed proffers dated February 11th, 2026.

[03:34:40] Staff concurs with that recommendation. Thank you. Thank you. Final check. Any questions from board members? Seeing and hearing none, I will now close the public hearing and turn to Supervisor Smith for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors approve RZ-2024-SU-00003 and its associated conceptual development plan subject to the proffers dated February 11, 2026.

[03:35:10] I further move that the Board of Supervisors approve PCA-78-S-063-15. And I move that the Board of Supervisors approve the waivers and modifications handout dated December 3, 2025, which will be made part of the record.

[03:35:27] Chair, we'll second that motion. Is there discussion on the motion? Supervisor Smith. Just briefly, I want to thank Nick and Billy for all their work on this. I know it took a while, but I think we got to the right place with this. I think it's exciting to see the changes in Westfield, and when the straw comes along, that will be great.

[03:35:46] and hopefully there'll be some trolls on the stroll. But thank you all for your work on this. All right. Thank you, Supervisor Smith. Is there any further discussion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed?

[03:36:02] Any abstentions? And that motion carries. Thank you very much. All right. We next have a public hearing on RZ 2025-DR-00013, Spring Hill Land, LLC, in the Drainville District.

[03:36:19] And could the applicant please reaffirm the affidavit? Yes. Good afternoon, board members. Allison Reynolds with Walsh-Kalucci. I'm here as land use counsel for the applicant, Spring Hill Land, LLC, and I reaffirm the affidavit dated January 20, 2026.

[03:36:37] Thank you very much. Are there any disclosures from board members? any disclosures from board members? Seeing and hearing none, I will now recognize county staff for a staff presentation. Thank you. Let me just pull my presentation up here. Great. Thank you, Mr. Chairman. I am Tabitha Cole with the Department of Planning and Development. Today, I'll be presenting a rezoning request to permit 14 new dwelling units. The five-acre site is located on Spring Hill Road, just north of the Dulles Toll Road. The comprehensive plan recommends

[03:37:16] residential cluster development at two to three dwelling units per acre. The applicant requests approval to rezone the subject property from the R1 district to the PDH3 district to permit the development of 14 single-family detached dwellings with a density of 2.82 dwelling units per acre. The proposed layout would cluster the residential lots away from the Dulles Toll Road and provide a buffer consisting of tree preservation and supplemental tree planting. A sound wall currently exists along the Toll Road and a six to seven foot tall noise fence would be provided along the Spring Hill Road frontage.

[03:37:54] The development would provide approximately two acres of open space comprised of passive recreational amenities, landscaping, and tree preservation. The site would be accessed by a private street from Spring Hill Road and would share access with the adjacent church to the north.

[03:38:09] The development would include five-foot-wide sidewalks and on-street guest parking. Off-site improvements include a left turn lane on northbound Spring Hill Road, a southbound bicycle lane, striped crosswalks, and a bus shelter.

[03:38:27] All off-site improvements within the right-of-way will be subject to final VDOT approval. Stormwater management would be provided on-site. A majority of the runoff would be directed to the proposed stormwater facilities and released into the existing stormwater sewer system in Outfall 2.

[03:38:44] Architectural design of the dwelling units and noise fence would be in conformance with the elevations shown here and as provided on the CDP-FDP. Thank you. That concludes my presentation. Thank you very much. At this time, we'd welcome an applicant's presentation. Good afternoon again. Allison Reynolds here on behalf of the applicant.

[03:39:06] We agree with Tabitha's summary of the project, so I will not give a further presentation today. We received support from the community for redeveloping this property to better integrate with the surrounding neighborhoods. We also received a recommendation of approval from the McLean Citizens Association and a recommendation of approval from county staff.

[03:39:26] The Planning Commission also unanimously recommended approval with the addition of a proffer, whereby the applicant would commit to work with purchasers of the units to incorporate universal

design features, and we have added that, after working out the language with staff, as proffer number 32.

[03:39:42] Our project team is here with me today, and we would be happy to answer any questions that you have. Thank you. Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing, and I do not have any speakers signed up for this application.

[03:39:59] Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to speak on this matter? Seeing and hearing no one, let me verify we have no callers. There are no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from county staff.

[03:40:16] Thank you. On February 4, 2026, the Planning Commission recommended approval of these applications, and staff concurs with those recommendations. Thank you. Thank you very much. Final check questions from board members. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Beerman for a motion.

[03:40:33] Thank you, Mr. Chairman. I move that the Board of Supervisors approve RZ-2025-DR-00013 and its associated conceptual development plan subject to the executed proffers dated February 10, 2026.

[03:40:51] I also move that the Board of Supervisors approve the waiver to exceed the minimum 600-foot-length requirement for a private street. And you've heard the motion. The chair will second that, along with Supervisor Lust. Discussion on the motion. Supervisor Beerman. Thank you.

[03:41:06] I want to thank the applicant for working with us on this. This is a plot of land right by the toll road that has been, we'll call it, underutilized. They've thought about redeveloping it for many, many years. This is what they're going to do on this plot is very much in line with what's right across the street and another residential development across the street.

[03:41:30] It fits with the neighborhood. This is appropriately buffered from the toll road, and we've worked on things like tree preservation and open space on the site. I also appreciate some of the efforts that have been made with the sidewalks and the bicycle lane as well that go into this, excuse me, this project as well.

[03:41:55] So I'm very happy to support this application. I want to thank Tabitha and Suzanne and Kathy, of course, for all of your work. I also want to thank Lynn. We started talking about this about two years ago, I think. So happy to support this application.

[03:42:13] Thank you very much. Is there any further discussion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you. Next, we have a public hearing on PCA-2003-MV-033-002, Board of Supervisors of Fairfax County, Virginia, in the Mount Vernon District.

[03:42:39] And could we please have the applicant reaffirm the affidavit? Hi, my name is Joanne Phoebe. I'm with the Department of Economic Initiatives, and I reaffirm the affidavit dated October 28, 2025, on behalf of the applicant the board of supervisors thank you very much are there any disclosures from the board any disclosures from the board seeing and hearing none i will now recognize county staff or staff presentation this county staff thank you mr chairman i'm saint claire williams with the department of planning and development the subject application is a profit condition

[03:43:17] amendment for the lorton workhouse arts campus to amend the profit which governs the hours of operation for freestanding restaurants on the property there are no physical changes to the site proposed the 53.08 acre property which is zoned pdc is located in the southeast quadrant of the intersection of ox road and workhouse road the social property is when the area within the area known as laurel hill which was the former site of the district of columbia department of correction prison facility in lorton is currently developed with the lorton workhouse arts campus Specifically, the applicant seeks to modify the permitted hours of operation for all freestanding restaurants on the property.

[03:43:58] Currently, the permitted hours of operation for restaurants are 11 a.m. to 11 p.m. Sunday through Thursday and and excuse me. Sorry. Yes. And 11 a.m. to 1 a.m. Friday and Saturday.

[03:44:16] The applicant would like to move the opening hours to permit the restaurants to operate during breakfast hours from 7 a.m. So the hours would be 7 a.m. to 11 p.m. Sunday through Thursday and 7 a.m. through 1 a.m. Friday and Saturday. The closing hours would remain unchanged.

[03:44:32] And again, no land disturbance or site design modifications are proposed with this application. Thank you, Mr. Chairman. That's my presentation. Thank you very much for that. At this time, we'd welcome an applicant's presentation. Mr. Chairman, I'm sorry to interrupt, but could we confirm with the applicant that the most recent affidavit is dated March 6th of 2026?

[03:44:55] Yes, that's correct. Thank you. Thank you for clarifying. March 6th of 2026. Okay. The original one was, yeah. Thank you. You can tell I'm new to this side of the aisle. No, that's okay. Again, Joanne Phoebe at the Department of Economic Initiatives.

[03:45:10] I concur with everything that staff presented. I would just add that the Workhouse Campus saw a record visitation last year at almost 240,000 visitors, and I would attribute that to the efforts of the Workhouse Foundation and the tenants, including Bunnyman Brewery.

[03:45:29] And the purpose of this is to really reflect what Bunnyman is doing on the campus, which is to support the staff, the artists, and all of the visitors with those morning hours so that they can be open for breakfast.

[03:45:47] And actually, particularly cyclists are a big user of the campus early in the morning where they take advantage of all the trails down in the Lorton area. So this also supports local economic activity and is not expected to create any additional impacts to the campus.

[03:46:03] So that's all. Thank you very much. Any questions for staff or staff? Yes, Supervisor Stork. I just want to clarify, you said that this is for proffers dated March 5th, March 6th, because what I have in front of me is something different.

[03:46:24] I just want to be sure that I'm saying that correctly, March 6th. And then I had a question just on the hours that would be the result of this. How would they be applied to that campus? Could you repeat the question, please?

[03:46:40] The hours that we're adding to really the early morning hours, How would that be applied to the facilities that are there? So, again, the existing facilities would be able to, restaurants would be able to open at 7 a.m. rather than, right now they're limited, they cannot open before 11 a.m.

[03:46:57] And does that apply to any other future or current? Correct. It's for all freestanding restaurants that are permitted on the site, so existing and any future restaurants. And the site would be defined as?

The entire workhouse campus.

[03:47:14] I just I'm really just asking to be sure that everybody's clear on that so okay thank you and supervisor Stark in response to your first question I believe the county attorney was referring to the affidavit which is now date of March 6 that's right the proffers remain January 20th thank you all right thank you for that clarification are there any other questions any other questions all right this is a public hearing and I do not have any folks who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this

[03:47:50] subject? Anyone present who would like to speak on this subject? Seeing and hearing none, let me verify we have no callers. No callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from staff. Thank you, Mr. Chairman. On February 11th, 2025, the Planning Commission recommended approval of the requested profit condition amendment. Subjects of executed profits now dated January 20th, 2026. Staff concurs with that recommendation. Thank you, Mr. Chairman. Thank you very much. Last call, questions from board members. Seeing and hearing none, I will close the public hearing and turn to Supervisor Stork for a motion. Thank you,

[03:48:28] Mr. Chairman. It is really a pleasure to be moving this forward and further adding to the, I think, the opportunities for the workhouse to thrive. We've seen a huge difference. I think we had a 50 percent increase in the last year in terms of the number of folks who are going there, And I see this adding further to that growth of visitors.

[03:48:48] And then anybody who hasn't seen the latest, the hot shot that's there, it's the only one in Northern Virginia where you can really form glass. And there's all kinds of glass classes. So I'm taking that for one of those plugs that we all want to do to make sure folks know that there's a lot of other classes going on at the workhouse.

[03:49:05] And this clearly is a chance to go get a cup of coffee or a beer or whatever you might like. And there will be classes there that you can attend as well. So with that, Mr. Chairman, I move to the Board of Supervisors to approve PCA 2003-MV-033-002, subject to the executed proffers dated January 20, 2026.

[03:49:26] Chair, we'll second that motion. Is there discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Supervisor Stork. Mr. Chairman, I just obviously want to thank all the individuals who have been involved with this.

[03:49:43] Janet Haring, William St. Clair, Joanne Phoebe particularly, I know you've been involved with this for a long time, and Kathy Lewis, thank you all. All right. Our next hearing is a public hearing on proposed plan amendment, SSPA 2023-4-4S, Boston Boulevard, Costco, which will be heard concurrently with PCAC-526-03 and RZ-2023-MV-00023 and SE-2023-MV-00045,

[03:50:22] Coscale Wholesale Corporation in the Mount Vernon District. And could we please have the applicant reaffirm the affidavit? Mr. Chairman, members of the board, Mark Piani with law firm being Canadian Corman, I reaffirm the affidavit dated January 21st, 2026.

[03:50:39] Thank you very much. Disclosures from board members, Supervisor Beerman. Thank you, Mr. Chairman. Richard C. Rip Sullivan, Jr., Esquire, donated in excess of \$100 to Jimmy Beerman for supervisor. Thank you. Thank you very much. Are there any other disclosures?

[03:50:55] Seeing and hearing none, I will now recognize staff for a staff presentation, and I will just note that there are two different staff presentations here. First, William Nance from DPD will give the comp plan presentation, immediately followed by Tabitha Cole in DPD's zoning evaluation, who will give the rezoning presentation, just so folks are clear on what's happening.

[03:51:18] Welcome. Thank you, Mr. Chairman. I'm William Nance with the Department of Planning and Development, and I'll be presenting Site-Specific Plan Amendment 2023 IV-4S. On April 11, 2023, the Board of Supervisors authorized the consideration of a plan amendment for Tax Map Parcel 99-1-12-24 located at 7375 Boston Boulevard.

[03:51:46] The board requested that staff evaluate a plan amendment for the site to consider consolidation of parcel 24 with tax map parcel 99-1, double circle 12C, which is currently developed with a Costco warehouse, to allow an option for community serving retail up to 0.25 floor area ratio and 12 fuel pumps.

[03:52:06] This plan option already exists within land unit C guidance, however, it's only applicable to parcel C, which is the Costco warehouse site. Specific considerations should include stormwater improvements to protect Ocotin Creek, opportunities to improve pedestrian connections, and vehicular circulation and queuing.

[03:52:25] It should be noted that the 2.81-acre property was previously developed with a low-rise office structure and was recently demolished. The subject property is located within Land Unit C of the I-95 corridor industrial area south of the intersection of Boston Boulevard and Fullerton Road.

[03:52:41] The draft plan text provides an additional option for Parcel 24 to develop with community-serving retail uses to include a vehicle fueling station if certain plan conditions are met. Conditions have been included in this plan option since it was added for the original Costco warehouse parcel in the early 1990s.

[03:53:03] However, some were met with the original development or are no longer applicable after 35 years. DPD staff worked closely with the applicant, internal agencies, and the community to ensure these conditions were refined and updated appropriately for the proposed development. An overview of the conditions necessary to implement this plan option include a maximum FAR of 0.25, the design of a single integrated use, similar materials to surrounding buildings, screening and buffering, logical vehicular circulation and queuing, enhanced bicycle and pedestrian facilities, the provision of stormwater quantity and quality measures to protect Ocotinque Creek,

[03:53:41] minimize slope disturbance, expanded parking lot and peripheral landscaping, a maximum of two entrances to the site, and their attention of language related to Ocotinque Creek Bridge on Fullerton Road. On February 25, 2026, the Planning Commission voted to recommend approval of this plan amendment.

[03:53:59] Staff concurs with that recommendation. Thank you. On to the zoning applications. Again, I'm Tabitha Cole with the Department of Planning and Development, And we have three concurrent zoning applications for the site.

[03:54:16] The 17.62-acre site located at the southwest corner of Boston Boulevard and Fullerton Road consists of two parcels identified as Parcel 24 and C. Parcel C is zoned to the C-6 district and is developed with the existing Costco building.

[03:54:34] The site contains a small portion of resource protection area and environmental quality corridor along the eastern perimeter. Parcel 24 is zoned to the I-5 district and was previously developed with an office building but now remains vacant. The applicant requests approval to remove Parcel 24 from its previous zoning and consolidate with the existing Costco site under the C-6 zoning district.

[03:54:58] The consolidation would allow for the construction of a vehicle fueling station, reconfiguration of the combined parking lots, and two additions to the existing Costco building. With the site's proximity to the Occitank Stream Valley Park, the applicant proposes a six-foot-tall fence along the east and southern boundaries of the site with gate access for park authority use.

[03:55:20] Adjacent to the gate would be three designated parking spots for the park authority staff and volunteers. Parking through the site would exceed minimum requirement and include bicycle parking and eight EV charging spaces. The vehicle fueling station would be located along the Boston Boulevard frontage and accessed from the Costco parking lot.

[03:55:42] The station would accommodate 24 fueling stations or fueling positions and 48 spaces for vehicle queuing. The applicant proposes to retain both access points from Boston Boulevard with primary access into this site intended at the northern entrance and secondary access at the southern entrance.

[03:56:02] Changes to the existing circulation pattern are proposed as depicted on this slide. Vehicular flow would be managed with stop signs and directional arrows. The applicant further commits to provide informational signage on the site to advise members of forthcoming changes to the circulation.

[03:56:18] Pedestrian walkways would also be provided throughout the site, offering connection between the building, parking lot, and off-site pedestrian facilities. The applicant proposes to provide 20% open space and significantly exceed the 10-year tree canopy requirement. Lastly, stormwater requirements would be met on-site with underground detention and filtering facilities, along with an oil-water separator near the fueling station.

[03:56:43] This concludes my presentation. Thank you. Thank you very much for those presentations, and at this time I'd welcome an applicant's presentation. I'm sorry. Thank you, Mr. Chairman. Again, Mark Fiani, Dean Kinney and Corman, on behalf of Costco.

[03:57:02] This is actually a fairly simple application. You've had two really good presentations by staff here. If I can return some time back to the board, to the people following us, we'll waive our presentation. I'm just going to start by thanking staff. This is three years in the making, a lot of public feedback, a lot of really good dialogue.

[03:57:20] I want to thank, you know, William and Tabitha and Kathy and all the folks who have worked on this. I want to thank the folks of South County Federation who supported us on this and thank the Planning Commission for their recommendation of support. A couple of things I would note just before closing real quickly is if you look at the proverbs, there's extensive proverbs that reflect points of interest brought in by the county and committee, landscaping predominantly being native requirement, invasive species removal on site per program there, \$10,000 for Acateek, invasive species removal for Acateek next door, daily debris collection in the parking lot, it's a substantial parking

[03:57:59] lot. Parking lot salt management program. Eight rapid category three EV chargers are going in there. We have, as requested, three parking spaces for FCPA and a gate to allow folks. This property is surrounded by the Akatink watershed, and this property, part of the property where we requested is

probably the best place for volunteers to park and go have access there. The other part of the property is pretty significant drops, so we're happy to provide that as requested.

[03:58:30] And then, you know, the staff have noted BMPs with low impact development. So with that, I'm happy to take any questions or anything on. Thank you very much for that. Are there any questions of staff or the applicant? Supervisor Stork. Thank you, Mr. Chairman.

[03:58:47] I just really wanted to verify a couple things. One is that the access to Acadene Creek is wonderful, and I know that Costco has worked very closely with Friends of Acadene Creek, It was a park authority, and anybody who's explored that area knows really how beautiful it is.

[03:59:07] Invasive species are taking it over, but I know this is an effort that the Friends of Akatee Creek have worked on, and I know that I appreciate Costco's support for those efforts. But I just wanted to verify that the gate to the entrance of the park, which will in essence be in the back of this parking lot, will be unlocked and will be accessible to the public.

[03:59:27] Right. It will be lockable if FCPA and their alliance volunteers want to lock it. It will not be locked, and there's no lock on it that Costco's putting on there. It'll basically be, whether to lock it or not lock it, will be at the discretion of FCPA and the volunteers.

[03:59:44] Thank you. And the second question is just, will there be parking spaces available for folks who want to visit and or hike into the park area, whether Friends of Aquitine Creek or just the general public? Yeah, it's a substantial parking lot.

[03:59:59] We were requested to provide three spaces, so that's what you see in the proffers. I mean, there's nobody going around a little golf cart, you know, policing the parking lot. If FCPA shows up or the volunteers show up with 10 or so spaces and they need to use them, use them.

[04:00:16] I guess it's kind of an exercise in common sense. Don't show up with 100 people on Fourth of July or during the holidays. But, you know, that's the spirit of Costco. They're very, very community-oriented and try to strive to be a good partner. I would say, you know, it's also great if these folks, you know, have the opportunity for them to become Costco members because after a long day of invasive species clearing, what's better than walking over and getting a big \$1.50 hot dog and a drink?

[04:00:42] But, you know, no, it's not going to be regulated that way. It's meant, you know, that's been the spirit of the dialogue and been the spirit of the way Costco's operated beforehand. All right. Thank you. Thank you. Are there any other questions? We're good.

[04:00:58] Thank you. Thank you. This is a public hearing, and I do have one speaker who signed up in advance to testify on this matter, and that is Tom Moore. Is Tom here? He is. If there's anyone else here who would like to speak on this specific matter, please come down and sign in with the clerk down here to my far right.

[04:01:15] This gentleman, if you're here to speak on this particular case, please come on down and sign in. Mr. Moore, welcome. Thank you. Good afternoon. I've continuously, since 1994, been a resident of, taxpayer, and voter in Fairfax County.

[04:01:32] Also, since the 1990s, I've been a frequent customer of this Costco. And I'm very pleased to see that this looks like it's headed for approval and encourage you all to approve it. Thank you. Thank you very much, Mr. Moore. Model testimony. Let me ask, we do have another speaker.

[04:01:52] Here, sir, if you could just come up, remind us your name and address for the record. And if anyone else is here wishing to testify on this matter, please come on down and sign up. Welcome. Philip Latossa, 5584 Cavalier Woods Lane, Clifton. I speak tonight representing the Friends of Accutane Creek.

[04:02:09] Costco is located on the heights overlooking the Accutane Gorge. This feature, where Accutane Creek passes over the fall line, contains an exceptional assemblage of native flora not commonly found in our area. The Friends of Aquitaine Creek have put particular focus on maintaining the quality of the Aquitaine Gorge habitat, especially by defending it against invasive exotic plant species.

[04:02:29] Given our interest in preserving the Aquitaine Gorge, we commend the environmentally sensitive elements of the staff report and proffer document providing for incorporation of high-quality stormwater features, increased tree canopy coverage, use of native species in planting, assured public access to this section of the Aquitaine Stream Valley Park, support for invasive control activities in the Accutane Gorge, avoiding contamination of streams and aquifers by winter salt use, and reduction of trash entering the park. Following through on these concepts has the potential to turn this property into a showcase of watershed-friendly

[04:03:05] land use. One concern we have is seeing that the staff report mentions the countywide trails plan calls for trails along Accutane Creek. The Accutane Gorge cannot be improved by the addition of yet more pavement and lighting. Protecting the Accutane Creek Environmental Quality Corridor must be the priority. We must avoid ever repeating here the mistake that is being made just to the east of this location of building the Cinderbed Road bikeway. From this very staff report, we see that it calls out sensitive environmental areas such as the long branch of Akadink Creek where the

[04:03:41] Cinderbed Road bikeway is planned to intrude. The 2025 Joint Public Works and Park Authority memo lays out in the clearest terms why we should not locate new paved trails in streamside resource protection areas such as this or such as that of the Cinderbed Road bikeway. The exceptional assemblage of native flora in the Akatink Gorge is threatened by a heavy infestation of invasive wisteria, as the supervisor noted. These vines have become so pervasive they pull down small trees and block out the sun. Our hope is that the invasive control measures incorporated into the Costco project will become the anchor for a larger ongoing Akatink Gorge project involving all

[04:04:20] landholders and neighbors in collaboration towards a good neighbor policy of preserving this natural gem. Thank you to all who have worked to make this positive concepts of this plan come into being. Thank you. Thank you very much. And we do have a third speaker. If you are here, please come on up to the podium, introduce yourself, your name and address.

[04:04:39] And if you're here to testify on this matter, please come on down and sign in. Welcome. Hello, I'm Nicole Miller. I'm a resident of Franconia District. I just wanted to make the comment that as much as we really want this Costco gas station, we also as residents want the traffic to not be impeded by the fact that essentially you can only go right out of Costco to leave the area.

[04:05:00] And the community, the businesses in the community that are still remaining in business in that area there, one is my employer and the other one is a shopping center that hosts regular car meets on Tuesdays and Wednesdays. And so the car meets start before Costco closes.

[04:05:18] So thousands of cars are in that shopping center across the street from Costco. And the 3,000-plus employees at My Employer are also trying to make it down that road as well as who's at Costco. And

for whatever reason, in the last six months, that Costco has grown in business where it's almost even unenjoyable to go there because the one entrance you go in and then the other temporary one after where the taco place or whatever used to be, It's a nightmare to get in there.

[04:05:46] And so, yes, we want the gas station, but really the entrances need to be recalculated in order to work around the situation of the traffic. But as I said, my employer is not going to be leaving the area. We're going to be growing our staff that are there, mostly because our headquarters is in an undesirable location.

[04:06:02] Everyone wants to work in Springfield. And so we really need the traffic to not be as bad as it is. But those car means, the 3,000 cars that are there on Taco Tuesdays at 5 o'clock, you know, whatever Wednesday is called, really do impede our desire to want to go to Costco.

[04:06:19] So it leaves us in the busiest days of Costco's business. And for the new apartment that we're building and all these things, it's just going to keep driving the cars there. So A, either Costco needs to build us another one in another area, or we need the traffic to be worked on. But when you are at Costco, it's only right, no matter where you go.

[04:06:37] So everybody's going out in the same direction as well as all the other people leaving. So I appreciate your time, and thank you. Thank you. Is there anyone else who would like to testify on this matter? Seeing and hearing no one, let me ask if we have any callers. There are no callers. There are no callers.

[04:06:54] Give the applicant an opportunity to respond to the testimony. Thank you very much. A, thank you very much to the speakers who came here tonight. With regard to transportation, you know, she's right. Transportation is a big concern for us.

[04:07:10] And, you know, and I don't know if we can pull up the site plan real quickly, but I think it's a couple of things important. First of all, A, this is taking down an office building replacement of the gas. There will ultimately be, you know, a positive effect in transportation-wise in terms of trips. But I want to talk about why the gas station is placed the way it is and some of the on-site improvements on there that were intended to address the concerns with traffic flow in there.

[04:07:34] Currently, right now, you have Costco has one entrance, and that's the northern entrance you see here. And that stripe is basically one lane in, one lane out. What we're doing is widening that and providing basically the opportunity for two lanes to come in and a lane, lane and a half to come out.

[04:07:51] So it'll be a better traffic flow going in and out. Also, if you look and you're coming in and you're just going to the gas station, you would come in through the site on the northern entrance, take a right, and you would go into the gas station itself if you're getting gas there.

[04:08:07] If you're delivering gas there, you have the ability to have your truck pull right in and pull over. There's a special place not within the gas station itself but adjacent to it right in the turning lanes where they can connect in and connect right into the gas tanks. And we worked on this with South County Federation.

[04:08:23] And so the next step being if you've been to the other gas stations, you see they're all kind of one in, one out that way. And the goal would be people leaving the gas station or if you're delivering the fuel, you would then head south out of the parking lot, south out of the gas station. into the parking lot,

turning on that main road, and then turning right and going out of the parking lot again. And so that's the one way to control it. The other thing we did was, you know, we did do some changes to the interior of the parking lot, but that's for internal traffic flow. I don't think the comments were regarding that. I think the comments were regarding traffic impacts Boston Boulevard. So that was the extent of what we were able to do. We feel pretty confident that that's

[04:09:01] going to increase the efficiency of traffic flow on Boston Boulevard and the connecting roads. With that, I'm happy to have any questions. Thank you very much for that. Are there any questions this time? Supervisor Harry. I'm just going to make a quick comment because we just kind of did something similar to this in Fairfax at the Costco there.

[04:09:19] And the separate fueling station for the gas truck has made all the difference in the world. And the traffic flows in and out of there very well. So thank you for getting that done here because I know I've been to this Costco. Traffic is a concern.

[04:09:36] Thank you. Thank you very much. Any other questions for the applicant or staff? Okay. At this time, I've verified there are no callers. We've had rebuttal. Closing comments and a recommendation from county staff.

[04:09:52] On February 25, 2026, the Planning Commission recommended approval of these applications, and staff concurs with those recommendations. Thank you. Thank you very much. At this time, I'll close the public hearing and recognize Supervisor Stork for a motion. Thank you, Mr. Chairman, and I want to thank the folks who came to testify today, as well as staff and Mr. Vianney, for all the work.

[04:10:14] This has gone on, from my perspective, way too long. It's not, in my mind, an issue with the county. Costco has taken a long time with this, and there's a lot of conversations that we've had and frustrations that we've had because of how long they've taken.

[04:10:30] I know part of it is to get the transportation, get the traffic flow right, and, again, you spoke to that. think very well, Mr. Vianney. Again, that frustration, anybody who's been there understands it and recognizes that something had to be done, and this, I believe, will make a dramatic improvement in that flow and hopefully make it easier for people to get in and out. So I think this is a big plus. The sooner it can happen from my perspective, the better, because I think we'll see that around the whole facility. The car meets, I don't know about that, and I'm going to follow

[04:11:04] up and please see me or my staff. We'd be happy to chat with folks who are identifying that issue and happy to do what we need to do to make sure that it's being handled and being monitored appropriately. And then the final point is this Acute Creek is truly is a natural gem. I couldn't have said it better myself. I deeply believe in nature and people getting out in nature and I I strongly support people doing that, support natural surface trails, support people getting out.

[04:11:37] And really, if you will, oxygen bathing is a term that's used. I think those are all critical parts of us being healthier. And so this is an opportunity. And if you've not been involved, I would say urge you to get involved with the Friends of Acadane Creek. They are very, very active.

[04:11:53] They need your help to help control some of the invasives. And this is another opportunity for us to make a difference in a beautiful part of Fairfax County and one that we truly, may I can truly make a little bit better given the impacts that it's had, the negative impacts it's had for a long time.

[04:12:12] With that, Mr. Chairman, I request the applicant to confirm for the record their agreement to the proposed development conditions consistent with those dated February 12, 2026. Supervisor Stork, can you do the plan amendment motion first?

[04:12:27] I was going to do them together, but I needed to get the applicant to do that first. I was going to read them all together and vote on them all together. Thank you. Sorry. Thank you. Is that all right? Okay. Mr. Chairman, I request the applicant to confirm for the record their agreement to the proposed development conditions consistent with those dated February 12, 2026.

[04:12:45] On behalf of the applicant, we agree to those conditions. Confirm. Okay. Thank you. The first portion of the motion is I move the Board of Supervisors to adopt Plan Amendment SSPA 2023-ROMA NUMBER I and V-4S per the Planning Commission recommendation as found in the board item.

[04:13:06] I further move... Mr. Chairman, I would recommend that you take a separate vote on the Comprehensive Plan, and then you can do the remainder in the second motion. Okay. Thank you very much. All right, so Mr. Vianney, we'll come back to you in just a minute. I'll read the motion to adopt.

[04:13:22] So, Mr. Chairman, I move the Board of Supervisors' plan, adopt plan amendment SSPA 2023-IV-4 as per the Planning Commission recommendation as found in the board item. And the chair will second that along with Supervisor Herity. Discussion on the motion? Seeing and hearing none.

[04:13:39] All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. All right. Thank you, Mr. Chairman. And now, Mr. Vianney, we'll do this again just to make sure the record is clear. I request the applicant to confirm for the record their agreement to the proposed development conditions consistent with those dated February 12, 2026.

[04:13:58] On behalf of the applicant, I so agree. Thank you. I move the Board of Supervisors approve PCA-C-526-03, approve RZ-2023-MV-00023, subject to the proffers consistent with those dated February 5, 2026, And lastly, approve SC2023-MV-00045, subject to the development conditions consistent with those dated February 12, 2026.

[04:14:29] And we'll second that motion along with Supervisor Herity. Discussion on the motion. Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Stork. And Mr. Chairman, I just want to thank not only the Friends of Active Creek and Costco, but also the South County Federation, all of them have put in huge amounts of time, our office as well, to get us here.

[04:14:56] And I know the community and all of us are looking forward to the changes being made. And I especially want to thank Tabitha Cole, William Nance, Kathy Lewis, for your work and efforts to bring all this together over the last many years. And I think we'll all warmly welcome this change once it's implemented.

[04:15:15] Thank you. Thank you very much, Supervisor Stork, and thank all of you. And we are going to move on to our next public hearing, which is a public hearing on SE-2025-HM-00001, Comstock Reston Station Holdings, LC, in the Hunter Mill District.

[04:15:34] And could we please have the applicant reaffirm the affidavit? Thank you, Mr. Chairman. Jill Parks with Ballard Spahr on behalf of the applicant.

[04:15:50] And I reaffirmed the affidavit dated March 4, 2026. Thank you very much. Disclosures from board members. Let me start with Supervisor Stork. Thank you, Mr. Chairman. I disclosed a donation from Elizabeth Lardner in excess of \$100 to Dan Stork for supervisor.

[04:16:07] Thank you very much. Supervisor Stork, Supervisor Herity. I want to disclose that Dwight Scharr and Chris Clemente donated in excess of \$100 to my campaign. Thank you, Supervisor Herity. Are there any other disclosures? Seeing and hearing none, I will now recognize staff for a presentation.

[04:16:24] Thank you, Mr. Chairman. There is an issue. The disclosure that Supervisor Stork made was not on the affidavit. Are you on the right case, Supervisor Stork? I was wondering if this was the right case. This is Comstock Reston Station. Great.

[04:16:40] I'm glad to hear that. Thank you. Now that everyone's attention is had, why don't we, for clarity, start over. I'm going to ask the applicant has reaffirmed the affidavit.

[04:16:56] Let me ask for disclosures again. Supervisor Herity. Yes, I disclosed that Dwight Scharr and Chris Clemente donated in excess of \$100 to my campaign. Thank you, Supervisor Herity. Are there any other disclosures? Seeing and hearing none, I will now recognize staff for a staff presentation.

[04:17:14] Thank you, Mr. Chairman. I'm Katie Quinn with the Department of Planning and Development. This is a special exception to amend a previously approved sign plan at the Reston Station and Reston Road developments. The 17.55-acre site is zoned PDC and is in a quarter mile of the Wheelie-Ruston East Metro Station.

[04:17:37] Ruston Station and Ruston Row are currently subject to one consolidated comprehensive sign plan. Ruston Station is partially developed with six buildings known as Buildings 1 through 6. Ruston Row is developed with four buildings known as Buildings A through D. The applicant proposes several new signs, such as an electronic sign next to Building 5's parking garage, a kinetic sign on Building D, wayfinding signs, and parking loading signs.

[04:18:06] The applicant would also modify colors and fonts of several previously approved signs. Previous approvals permitted 16 unique tenant signs along the Dulles Toll Road, highlighted here in blue. The application would replace five of the previously approved tenant signs with one new digital sign, shown here with a dashed line.

[04:18:29] The digital sign would be 1,800 square feet in sign area and would include five tenant logos that are 200 square feet each. Staff's proposed development conditions would require the digital display to always have a black background, except for the five tenant logos, which could change once per day.

[04:18:46] No video or audio would be permitted, and the digital screen must be reduced to 93 nits at night. Previous approvals permitted two non-electronic 450-square-foot signs at the top of Building C, also known as the JW Marriott Building.

[04:19:05] Unfortunately, sign permits were issued in error to permit installation of two 2,000-square-foot signs with LED panels. The installed electronic signs currently have a maximum nighttime illumination of 300 nits.

[04:19:23] The installed signs are included in this proposed application. Staff's proposed development conditions would require the installed signs to always have a black background and a maximum 240

square foot logo. Video and audio are not permitted, and nighttime illumination must be reduced to 93 nits.

[04:19:43] That concludes my presentation. Thank you. Thank you very much. At this time, we'd welcome an applicant's presentation. Thank you. In 2010, Comstock entitled, and then in 2018 modestly amended, the Reston Station Project, ultimately 1.45 million square feet of density in seven buildings on two development blocks, which is now substantially complete. In order to extend the established Reston Station development

[04:20:16] North. In 2018, Comstock entitled, and later in 2020, 2023, and 2025 amended, the Reston Row rezoning, then known as Reston Station Promenade, on eight and a half acres of land, now at a 4.44 FAR and up to 1.631 million square feet of development in five buildings. Comstock is fortunate to have opened the project this fall with a slate of top-tier anchor tenants, JW Marriott, Vita Fitness, Ebbet House, and as recently announced, Booz Allen, who has agreed to

[04:20:50] consolidate and relocate its global headquarters to Reston Row, a decision that, according to its spokesperson, reflects its commitment to investing in, quote, an innovative and optimized company with the new headquarters designed to support its advanced technology capabilities and national missions. In 2016, the Planning Commission approved and then in 2019, twice amended, the first comprehensive sign plan, which included specific signage for each of the buildings within Reston Station. In 2022, once Comstock secured all entitlements for Reston Row, it designed and

[04:21:26] prosecuted a more comprehensive sign plan for the entire 17.6-acre Reston Station, Reston Row neighborhood. We refer to that as the neighborhood sign plan, which included project branding and placemaking signage, reflecting more distinctive placemaking and art concepts, tenant signage, multimodal directional signage. Having substantially completed build out of the neighborhood and made final design decisions with its key anchor tenants, Comstock is now proposing a modest amendment to the neighborhood sign plan to add finishing touches to the project. The changes fall

[04:22:01] into two basic categories, project identity and wayfinding, with one change proposed to the residential building signs. As only two signs, the digital sign on the Dulles Toll Road and the JW Marriott sign, have drawn comments from the staff and the planning commission. I'll be considerate of your time and focus on those, but of course I'd be happy to take any questions about the others.

[04:22:22] In 2022, as the world emerged from COVID, Comstock developed a new class of signs that it intended to be offered to marquee tenants associated with the full Reston Station Reston Row neighborhood, which would allow it to deftly deal-make and fill the project with the most interesting, dynamic, and synergistic collection of tenants that it could. And it worked. Over the next few years, high-profile anchor tenants such as the JW Marriott, Ebbett House, and Booze, among others, signed on. To that end, in 2022, 16 D1 signs along the project's Dulles Toll Road frontage were approved in the neighborhood sign plan, five on the connector between office buildings two and three,

[04:23:00] while the others are located on office buildings two and three. The applicant is not asking for any more D1 signs. The applicant is proposing only to digitize an 1,800 square foot portion of the 3,136-square-foot connector to facilitate less destructive and more efficient replacement of tenant logos, as and if they demand.

[04:23:22] It has taken every possible measure to ensure that its digital package is appropriately scaled and its capabilities restricted to provide in advance appropriate mitigation. However, it has still agreed to a number of additional development conditions, including the following. Only 1,000 square feet of the 1,800-square-foot digital panel will have signage.

[04:23:42] a significant reduction over many iterations of the plan, while the rest of the panel will remain black at all times. Each of the five individual logos must be 200 square feet or less, which is not the case with the governing sign plan, and accounts for the reduction in overall sign area from 1,800 to 1,000 square feet. The brightness of the digital display is limited to 93 nits, well below the zoning ordinance standard of 300 nits, and the actual nit level must be verified prior to issuance of a sign permit. Flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. Video and audio are prohibited. Static imagery cannot change more

[04:24:22] than once a day. The sign is only visible briefly to motorists on the toll road heading west. It cannot be seen from the north and can only be partially seen from the south and the west as it's blocked by the rail station. It's critical to note that the neighborhood sign plan is incredibly important for the global headquarters of Booz, one of Fairfax County's major employers, and the digitization of the connector is key to its branding. Booz sees it as critical to its ability to engage with its customers, stakeholders, and the community in the face of current headwinds.

[04:24:57] There's an existing JW Marriott F2 sign, which was previously approved and permitted, but the brightness of which still drew comments from staff and the community. Although the brightness of the sign is in conformance with the zoning ordinance standards for digital signs.

[04:25:12] The applicant was made aware by Supervisor Alcone's office and senior staff that the community remained concerned about the sign's brightness. The applicant acknowledges the legitimacy of these concerns, so is happy to use the special exception application as a mechanism by which to self-impose additional restrictions and limitations on its brightness, even though it was not itself requesting any changes to this sign. As a result, and after a series of prolonged discussions with DPD, the Zoning Administrator, and the Planning Commission, the applicant has dimmed the brightness of the sign by more than 65 percent by reducing the NITs from the 300

[04:25:48] permitted, and that's what's shown on the left in front of you, to the 155 NITs proposed by staff at the time it issued its staff report, which is in the middle, and then even further to 93 NITs, which it volunteered. As further part of this special exception, the applicant has agreed to developing conditions that require the sign to have a black and unpatterned background, restrict the sign area to 240 square feet, and require all images displayed be static and not be changed more than once a day.

[04:26:17] Furthermore, the brightness of the digital sign is limited to 93 nits, well below the zoning ordinance standard of 300 nits. The applicant must obtain new permits in accordance with these conditions, which permits have already been submitted and are under review. The applicant must provide third-party certification of the NIT levels, which certification was received on March 12, 2026, and will be provided to staff tomorrow.

[04:26:41] And the county may at any time ask for subsequent certification of the NIT level of this and any other digital sign on the property. The applicant trusts that the county now has sufficient assurances as to the sign's digital capability, the applicant's compliance and implementation, and the county's enforcement rights.

[04:26:59] It thanks staff for helping facilitate a resolution about which all stakeholders can feel heard and be satisfied. Having created a bona fide destination and then given it a distinct project identity, Comstock is now responsible for helping its major tenants attract customers, increase exposure, and strengthen their brands.

[04:27:18] Providing dynamic and competitive signage opportunities also leads to better leasing, tenant retention, increased property values, and the creation of spaces that are attractive and functional for residents and businesses. With a recommendation of approval from staff and the Planning Commission, we respectfully request the Board's approval of this special exception application.

[04:27:36] Thank you. Thank you very much for your presentation. Are there any questions of staff or the applicant? Supervisor Bierman. Thank you. In the staff report, Appendix 6, there's a document from VDOT.

[04:27:53] It's dated October 9, 2025. And this document from VDOT says the large billboard facing the Dulles Toll Road is not in compliance with the outdoor advertising regulations. It is not supported with this application, and no billboards are supported for this location.

[04:28:11] The applicant needs to find another treatment for the area where they keep proposing signs because none meet the outdoor advertising regulations, and VDOT does not want to lose federal funding due to outdoor advertising violations. The static angle views do not consider the entire 180 degrees of view of the south side of the building visible from the Dulles Toll Road.

[04:28:32] Have you received a update from VDOT on that issue? Is that for me or for Steph? For you. For me? I'd like to give a little background on this comment. This comment was flagged and raised by one individual member of VDOT. And the question was, hmm, is this something that could be a problem?

[04:28:51] Let's take a look at it. So I did an individual analysis. I'm not going to ask you to take my word for it, but it absolutely does comply and it absolutely is permitted under the Virginia State Code. Well, wait a second. You are asking us to take your word for it. No, because I was just going to defer to Ms. Tier or to any one of your staffs because the Office of the County Attorney did an independent analysis and made the same finding.

[04:29:14] So what you're telling me is that even though VDOT, a state agency, has a certain opinion about this local issue, you're asking us to, as a local body, make a decision based on what we think is better for the locality and for the businesses in our area. Is that correct? Yeah.

[04:29:38] Yeah, you really should tell your client about that one after this weekend. I'll leave it at that. Thank you very much. Thank you, Supervisor Behrman. Are there any other questions of staff

[04:29:50] for the applicant? Mr. Chairman. Yes. I'm sorry. Yes. I've been very vocal today. I apologize. No problem. I just want to clarify for the record that my office did look at this, and it's an issue for VDOT, not an issue for the county to resolve, and that was our position on it. So it's an ongoing issue for VDOT, but not one that is the county's responsibility? That's correct. Okay. It's like other situations where something is outside our purview, and we deemed it to be such, and it's my understanding that that would be taken up after this. Great. Thank you. Thank you for that clarification. If there are no other questions

[04:30:26] of staff or the applicant at this time, this is a public hearing, and I have nobody signed up in advance to testify on this matter. Is there anyone here present who would like to testify on this specific

subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing no one, let me ask if we have any callers. There are no callers. There are no callers. Closing comments and a recommendation from staff.

[04:30:50] On February 25th, the Planning Commission recommended approval subject to development conditions now dated March 2nd. Staff concurs with that recommendation. Thank you very much. Questions from board members? Last call. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Alcorn for a motion.

[04:31:08] Thank you, Mr. Chairman. This has been a pretty challenging case, particularly for a comprehensive signed plan. This is not something that usually is quite this contentious. I think most of the issues have been flagged and discussed at this point.

[04:31:27] But I just would point out that there have been challenges with the success of some of the retail establishments in this particular development. Matchbox restaurant, they've left.

[04:31:46] Also, there was a brief but retracted move of the CVS after they posted signs in their window that they were leaving as well. But two or three days later, they retracted that and they're staying. And frankly, you know, I think what got the most attention of the community was the JW sign that was approved erroneously, as staff noted.

[04:32:15] And I would note that, you know, one evening flying in after dark, coming in to Dulles Airport on one right, it's about five miles away, you could see it. You could see it. So I understand where the community was coming from, and I agree that that was really not acceptable.

[04:32:36] What's proposed here and what would be locked in in this as a development condition is a much less bright sign that just has the word JW Marriott shown as it has been displayed over the last, I guess, several weeks or so.

[04:32:57] So I do think one thing that this experience has shown is that at some point we might actually, I hate to say this, Supervisor Smith, but we might actually need to look at our net levels in our zoning ordinance because 300 was a lot, was an awful lot.

[04:33:20] But at this point, it's under 100, and so I am going to hold my nose a little bit, but not literally, just metaphorically, and make a motion to approve this.

[04:33:38] So I would ask the applicant to confirm for the record their agreement to the development conditions dated March 2nd, 2026. Thank you. On behalf of the applicant, I agree to the conditions dated March 2nd, 2026. Thank you, Mr. Chairman. I move the Board of Supervisors approve SE 2025-HM-00001, subject to the development conditions dated March 2nd, 2026.

[04:34:04] You've heard the motion. It's been seconded by Supervisor Herity and Supervisor Palchuk. Discussion on the motion. Mr. Chairman, I just want to, again, I made a few comments, but I do want to shout out all the good work in particular by staff and Planning Commissioner Carter.

[04:34:21] just did excellent work kind of getting through all this, so thank you. If there's no further discussion, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries.

[04:34:38] Thank you. Our next public hearing is a public hearing on RZ-2025-FR-00005, Franconia Development Partners, LLC.

[04:34:54] In the Franconia District, and could we please have the applicant reaffirm the affidavit? Chairman and members of the board, Mark Vianney, law firm Bianconi-Incorman. On behalf of the applicant, I reaffirm the affidavit dated February 26, 2026.

[04:35:13] Thank you very much. Are there disclosures from board members? Let me start with a teaser. We heard this one already. Supervisor Stork. Yes, we did, and just did again. I had a donation in excess of \$100 from Elizabeth Lardner to Dan Stork for Supervisor.

[04:35:31] Thank you, Supervisor Stork. And I will also disclose donations in excess of \$100 from Richard Edson of NFP Affordable Housing and Stephen Wilson of SCG Development Partners to the friends of Jeff McKay. Other disclosures?

[04:35:47] Supervisor Bierman. Thank you, Mr. Chairman. Richard C. Rip Sullivan, Jr., Esquire, donated in excess of \$100 to Jimmy Bierman for Supervisor. and Richard Edson donated in excess of \$100 to Jimmy Beerman.

[04:36:04] Thank you. Supervisor Lusk. Thank you, Mr. Chairman. I'd like to disclose that Nick McCoy has made a contribution in excess of \$100 to Lusk for supervisor. Supervisor Jimenez. Thank you, Mr. Chairman. I want to declare that Rick Edson has contributed an amount in excess of \$100 to Friends of Andre's Jimenez in the past 12 months.

[04:36:25] Thank you very much. And I should have mentioned this at the beginning of public hearings, but Supervisor Sizemore Heiser is not with us today due to a long planned trip out of town. And so she is absent today. With that, I will now recognize county staff for a staff presentation. Thank you, Mr. Chairman.

[04:36:42] My name is Nick Hissero with the Department of Planning and Development. The applicant proposes to rezone the subject 3.32-acre site from the R2 district to PDH-40 to permit the development of 120 multifamily apartments.

[04:37:04] The subject site is currently developed with the Franconia Government Center, a 25,260-square-foot single-story building surrounded by surface parking. Directly south of the subject property, a separate rezoning application is currently pending RZ-FDP 2025-FR-00011, which proposes a residential community consisting of townhouses and a multifamily building.

[04:37:34] The slide on the left reflects the layout that was discussed at the time of the plan amendment. As recommended by the plan, the applicant has shifted the building away from the eastern property line, limited site access to one entrance, and provided a share-use path and improved bus stop along the site's frontage.

[04:37:53] Additionally, the revised layout provides a public path along the eastern property line, which will lead to the publicly accessible urban park space in the southern portion of the site. The applicant has worked with the developer to the south to create a larger publicly accessible urban park, and a vehicular connection. As recommended by the plan, the 20-foot-wide driveway would grant the future residents with access to Curbdale Road and Pula Street. The proposed building is four

[04:38:28] stories and up to 50 feet in height, consistent with the comprehensive plan's 52-foot recommendation. The proposed height is similar to the building heights proposed with development to

the south. Staff also finds that the front yard setback, landscaping, and facade design reduced the perceived mess of the building. Thank you. This concludes my presentation.

[04:38:51] Thank you very much. At this time, we'd welcome the applicant's presentation. Mr. Chairman, members of the board, this is an application that's been a long time coming. I'm very proud to see you being where it is.

[04:39:09] It'll be a really good community-serving use. This is, as staff proposed, this is the redevelopment of the Franco-Nia Government Center. It went through an RFP process. The county, my clients, were the ones we've won the RFP, and we hope you'll enjoy what we've proposed here. As staff noted, this is an existing old-form government center.

[04:39:30] If you look at the property, we're looking kind of from plan left to right. You have Franconia Road. You have a parking lot in the front, a lot of surface parking, a single-story building. The back of the building is the police station. Behind the building is the police parking lot, and there's a gas station.

[04:39:46] What you can barely see is there's a vehicular connection off to the extreme east of the property. And then you'll see three fairly large trees, you know, on the very end of the plan. But keep those in mind as we go forward because part of this plan involves keeping those preserved and continuing to provide vehicular access.

[04:40:07] As staff noted, this is rezoning from the R20 to the PDH-40. We are looking at 120 units. It'll be a mix of one, two, and three bedroom units, just roughly about a third each. So that's a really good injection of good-sized units going into there at a maximum AMI average of 60% AMI.

[04:40:26] We have reduced, right now you had existing projects as two entrances off Franconia Road. We're reducing it down to one. Building a setback 50 feet to match the setbacks of the adjoining properties and make it more consistent with the property and the community.

[04:40:43] On-site parking. When we first came in here, we were looking at doing 0.95 spaces per unit. After feedback from the community, we got ourselves up to 1.3. That is the number we feel we can live with and staff can live with. That's also a number that easily satisfies. This developer has a number of projects in the area.

[04:41:01] It easily meets the requirements that they have from practical experience. And then staff talked about, if you look at the property that's going to be coming to you soon from Lynn Strobel, That project, we're doing kind of a handshake with our property and their property to create a new urban park.

[04:41:16] I'm excited to kind of walk through that a little bit here. And then, as I mentioned, we had the vehicular connection and the building facade design to make, you know, in response to the comments, more brick, make it look more like Franconia. So the design of the project has changed somewhat over time. You know, in terms of aerial view, this is on plan looking east off of Franconia Road.

[04:41:37] You would see the project, our project here is about 50 feet tall. If you look at the behind there in pink, that is the project coming in. There are four-story townhouses reutilized in the existing office building to be converted to multifamily, similar heights. So it should match in there pretty well.

[04:41:55] Again, looking at this plan, coming and going from left to right, again, you have Franconia Boulevard. You see our building pulled back there, pulled back 50 feet, reduced down to one parking space, maybe one entranceway off of Franconia Road. There is a path, a linear path on the northern end of

the property connecting folks to people they want to walk from Franklin Hill Road and a landscaped open space path all the way down to the central park.

[04:42:18] We have in the center of the apartment project a play area for the kids who will be living there, and then you have the Handshake Park, I'm calling it, between us and the project in the south. You'll see the three big trees. They're back there. They're kept and they're preserved, and you have the vehicular connection.

[04:42:34] And this will be, you know, we think this will be a really nice addition to this. You know, addition to some of the things we're talking about, This property has almost no stormwater management. This will have modern stormwater management control. It's a significant greening up of the area. We think it will be a really nice project. You are familiar with this project and what they do, and you've got a proven track record.

[04:42:56] You have that just down the street. If you've gone down the residence of the government center, the same project. When I lived in apartments, I certainly never lived in anything this nice. But they have the secure bike parking, community rooms. All the modern amenities you would expect of a market rate unit.

[04:43:12] And more importantly, you have an established track record of seven or eight years of operation where they stay that way. And so this will be the same operator, and we expect the same results for this site. Go on to the next thing. Within the units themselves, they're also much nicer than the apartments I ever stayed in.

[04:43:28] But they're going to have LVT flooring, solid surface countertops, programmable thermometers. You see the list here. I'm not going to run through it for you. But these will be nice units that allow people to live in dignity and be proud of their homes. And that's the goal.

[04:43:44] It's basically trying to increase the inclusivity in the community. So with that, I'm happy to take any questions. Thank you for your time. I also thank staff for their time, and I thank the community for their time. As you remember from last year, this has been a result of a lot of public input.

[04:44:01] And that public input, in my view, has made this project for the better. And that project, that public input came from many different quarters. All of that project input was, I think, intended to make the community better, too, and we take it in that spirit. Happy to take any questions you have.

[04:44:16] Thank you. Thank you very much. Let me ask if there are any questions of staff or the applicant at this moment, and there will be opportunities later. We do have a lot of public comment to hear. Supervisor Lusk. I'll go very quickly, Mr. Chairman. The first is relative to the 60% of area median income.

[04:44:33] Could you maybe talk through that a little bit in terms of giving examples of what that means? So if you're a single person making X number of dollars, you would qualify. If you are a family of four making X dollars, you would qualify.

[04:44:50] So people have a sense of what that means. I turn that over to the expert here. Hi, Jennifer Schneider with SCG Development. So the 60% AMI follows the low-income housing tax credit program.

[04:45:07] So a current family of four at 60% AMI in our region would earn around \$98,000 annually. I don't have the other numbers for the family of one and the other AMIs on the top of my head, but that's the average 60% family of four.

[04:45:23] Okay. So on the family of one, I believe it's about \$61,000 per year, approximately. And then the second point I want to go back is to the point that you made earlier with regard to the maintenance of the facilities over time? Because I think this is really important.

[04:45:41] You've got high quality features and you've got amenities. We want to ensure that they stay that way. What is the mechanism to ensure that those amenities and those high quality improvements stay that way? Sure. So it's important to us, but you need more than that. And so I think the low income housing tax credit program does have very specific requirements. The compliance period is 15 years for tax credits and usually there's an extended compliance so the investors the lenders we this project is proposing a ground lease with the FCRHA those will all require the upkeep of the property and there are specific

[04:46:21] replacement reserves and other constraints in all those loan documents that make sure we do our job but it's important to us as members of the community and doing this work to to make sure that these units are in great shape for our residents no it's perfect I appreciate you saying that and I'll just make another point, which is I've had the opportunity to spend a little bit of time at the residence at the Government Center facility and to see the treatments and the quality and the build for that facility, extremely impressive, and to see that years after it was originally constructed.

[04:46:54] So thank you very much. Thank you, Mr. Chairman. Thank you very much. Any other questions at this time? Seeing and hearing none, this is a public hearing, and I do have, let's see, see, 12 people who have signed up in advance to testify on this matter. I'm going to call the first four names, and if I called your name, please, please be down here close and ready to testify. There's a whole row open right here. We don't want anyone falling down.

[04:47:22] Speaker number one will be Nicole Miller, to be followed by Sonia Brighi, who's a caller, Cindy Marish, and Mary Payton. Welcome back, Ms. Miller. So, again, I live in this community.

[04:47:39] I'm Nicole Miller. One of the things I wanted to make a point, too, is that when you guys make decisions on these kind of community things, you really need to consider the other kind of community properties that are in the area and the type of residents that live in those community properties. In the Franconia District, there are a lot of people who work construction, things like HVAC, and it comes with that as work trucks.

[04:47:59] And so what you've done in that area is the people who live on one side of Franconia Road park their construction vehicles on the left side and drive the residents over there insane and so then they try to get speed humps and those types of things. Us in Crestwood we have Springfield Gardens where all of their commercial vehicles are parked in our community. Unfortunately for us there's nothing we can do because when we get them tow tickets they move them two days later or an hour later and so it's just a big cat and mouse game with that but that really needs to be considered when you consider one or one something parking spots per unit. On top of that when I flew here on my flight to move to Virginia for the first time when I

[04:48:37] graduated for my new job as a college graduate at 40,000 a year to pay with my hundred and some thousand dollars in student loans there weren't any programs for affordable housing for anyone and so now today there's no programs for student loan payments so the youth of our community are getting strapped with debt and apartments that aren't affordable and jobs that don't pay enough. So the AMI for this area for that one person is \$68,850. I actually looked this up because it was important to me. One person. You add a second person in there and you're at \$78,700. So that

[04:49:15] second person that lives there can only make \$9,870. But did you look to see what our teachers make? If you get the proposed raises this year, not one of them will be able to live in there because they'll be above that. And so I looked at, I did a FOIA. 2,048 teachers make between 61,756 and 68,712.

[04:49:37] So that's 17%. So 85% of our teachers can't live there. And then our firefighters, they make 69,489. So they're not living there either. And our police officers make 71,864. So literally the workforce housing is not really workforce.

[04:49:53] When I asked at another town hall, I asked Supervisor Luck, well, who the heck can live there? And he said sometimes Inova has employees that make that little, and they can maybe live there. So Inova, the \$6.5 billion hospital system that's building two new hospitals, pay that little that their employees can afford to live there, and that's what we're going to consider.

[04:50:13] When the public hears workforce housing, they think teachers, the county staff, all of that. They don't hear Inova staff when they think about moving in there. And so, again, when you're a new person growing up in this community, you should have a place to go where you can afford to live. And I personally think the \$2,015 that will be the low end of this for those people who can qualify to live there is so unaffordable for the young people.

[04:50:38] Because if you make that \$68,000, you'll be left after you pay that rent with \$1,775 left to pay your retirement, your health insurance, your car payment, daycare. You're never going to be able to live there. So I appreciate your time, but I really think that when you have a unit like this, there should be consideration to let two of them live in it together or some kind of higher raise or pay them more.

[04:51:00] Thank you. Thank you very much for your testimony. Speaker number two is Sonia Brighi, who is a caller. Ms. Brighi, are you on the line? I am. Welcome. Thank you. Good evening, Chairman McKay and supervisors.

[04:51:15] My name is Sonia Brighi. I'm the Northern Virginia Advocacy Director for the Coalition for Smarter Growth. I'm sorry I can't be there in person, but I'm calling in to express our support for the Franconia Development Partners rezoning proposal to build multifamily affordable housing on the Franconia Government Center property.

[04:51:35] As you all are well aware, Fairfax County and our region faces significant housing affordability issues due in part to the limited supply of homes that has caused housing costs to grow out of reach for many people. People who work in our communities as our teachers, police officers, health care providers and service workers are often cost burdened, paying over 30 percent of their income for rent, or they're forced to look for something more affordable elsewhere.

[04:52:04] Without attainable housing options, many end up leaving the county to find more affordable options that are farther away, which forces them into long and expensive commutes. Providing affordable housing near transit and jobs is essential to ensuring an inclusive and economically prosperous Fairfax County where people can live closer to work.

[04:52:26] This helps to reduce those long commutes and contributes to a more diverse and vibrant community. It also increases access to opportunity for those residents, can lower combined housing and transportation costs, and improves quality of life for those families.

[04:52:46] The proposal for affordable housing on the Franconia District property is a great opportunity to provide 120 new affordable homes. It utilizes county-owned land to help bring down the cost of providing needed affordable housing and supports the board's goal of producing 10,000 affordable units by 2034.

[04:53:07] The site has good transportation options served by several bus routes and is a short bus or bike ride to Metro. It is also close to many services and amenities that are in the area. The new shared use path along Franconia Road and the closure of one of the two existing driveways that is part of this proposal will help improve safety for people walking and biking along the property frontage.

[04:53:33] The inter-parcel driveway connection and new sidewalk along the eastern property line will further enhance walkability and connections within the Franconia Triangle. The project proposal includes stormwater management improvements, green building design, new parks, one private for the residents, and a new public urban park that's centrally located there in the triangle, as well as tree preservation and new plantings.

[04:54:02] We appreciate your continued efforts to address the need for affordable housing. The rezoning proposal will provide much-needed affordable housing close to transit and services and is very much in line with county goals and the comprehensive plan. I ask that you support the application. Thank you.

[04:54:19] Thank you very much. Our next speaker is Cindy Marish. Cindy is here to be followed by Mary Payden, who I know is here. She will be speaker number four. Welcome. Thank you. My name is Cindy Marsh, and I've lived in North Franconia for over 33 years.

[04:54:39] This rezoning application conforms to the comprehensive plan and complies with the zoning ordinance. I request the board approve it. After the Franconia Land Use Committee approved market rate residential development in the Franconia Triangle, but not affordable housing at the Franconia Governmental Center, it seems their only remaining argument against this project is the proximity to gas stations.

[04:55:02] Because testimonies at the Planning Commission implied this redevelopment would put people in danger and result in lawsuits, I want to clarify the benzene issue. The concern is that people who live near gas stations risk getting cancer due to inhaling benzene from gasoline vapors.

[04:55:19] We know benzene is an air pollutant and that prolonged exposure above certain levels is linked to an increased risk of blood cancers. We also know that benzene occurs naturally during forest fires and volcanic eruptions and is found in industrial processes, vehicle exhaust, cigarette smoke, gas doors, and in paint and cleaning supplies.

[04:55:42] It's one of many volatile organic compounds in the air that we breathe. The major source of benzene in cities is from vehicle exhaust. In Fairfax County, most of the benzene is from the million-plus gas-powered vehicles traveling our roads daily and not from gas stations or industries.

[04:56:01] Not everyone who inhales benzene will get cancer, and conversely, some people who are not exposed at all still get cancer. Causation is not direct, nor can we definitively identify all sources of benzene. Still, it's prudent that we mitigate the risk to keep pollutant levels low.

[04:56:20] The United States under the Clean Air Act and the Virginia Department of Environmental Quality use various regulatory and monitoring strategies. We monitor air quality and regulate waste

management. We proactively limit industrial emissions and the amount of benzene and gasoline.

[04:56:38] To remediate vapors, we use gas nozzle vapor recovery systems. We install vent stack valves for underground gasoline storage tanks, and we require emissions tests to remove the worst vehicle polluters. The good news is that benzene breaks down relatively rapidly in the atmosphere, plus electric vehicles do not emit benzene.

[04:57:01] Air pollution is scary, but even worse is disinformation. Remember that infrared video that showed a gas nozzle inserted into a vehicle with black vapor swirling around the opening? We were led to believe those were noxious benzene vapors, but infrared sensors detect temperature differences, not chemical composition.

[04:57:20] The deep black vapor shows they are colder than the ambient air. That makes sense because gasoline comes from underground storage tanks. If the infrared camera had panned up to show the human pumping gas, he'd have seen white vapors emanating from the mouth and nose.

[04:57:36] White because they are warmer than the ambient air. Bottom line, there's insufficient evidence to disallow housing construction based on proximity to gas stations. Thank you. Thank you very much. For your testimony, we're on speaker number four, who is Mary Payton.

[04:57:52] and she will be followed by a number of callers, two callers, and then speaker number seven is Ronnie C. If you can be ready to testify, we would appreciate that. Welcome, Ms. Payton. Hey, good afternoon, supervisors, and happy St. Patrick's Day.

[04:58:10] It's good to see the approval process for this project finally coming to an end after several years of community meetings and opposition from local homeowner associations. Although some civic associations remain opposed, this project has been supported throughout by residents represented by the Franconia Housing Alliance and faith communities represented by Ventures in Community.

[04:58:35] It has been supported by organizations dedicated to affordable housing, such as the Northern Virginia Affordable Housing Association, housing justice such as Fairfax NAACP, workforce housing such as the Fairfax EMBs, Smart Growth such as the Coalition for Smarter Growth, and the environment such as Nature Forward. You've also heard from Fairfax County workers who would like to live in Franconia but cannot afford to because of the high housing costs.

[04:59:06] This project exactly fits the board's economic development plan to increase workforce housing. You recently heard a staff report that Fairfax County is a regional outlier in creating only one new unit of housing for every two new jobs and that it needs to double its housing production to keep up with demand.

[04:59:29] Subsidized workforce housing is crucial because the market simply does not provide new housing for 60% AMI households. According to the Housing Department, the county is short an estimated 13,800 rental homes affordable for 60% AMI households.

[04:59:55] These families compete for higher-priced rentals or double up to stay in the county. Others find rentals outside the county and face long commutes. Some argue that building more luxury homes and townhomes will free up older units for lower and middle income workers, but that process could take decades, and I wonder if it really will open up 13,800 units to families at those income levels here where the market is so tight.

[05:00:22] In fact, the process is currently working in reverse. Despite more homes being available at higher rents, the number of market rate units for 60% AMI households is shrinking. Last week, HCD reported that there were 6,700 market affordable units for households earning at or below 60% AMI.

[05:00:45] And that's down from 9,000 units in 2019, according to the Housing Dashboard. That's a shrinking of about 2,400 units. So building workforce housing aided by tax credits is the only current option to increase our housing supply at the pace needed.

[05:01:06] This project is well supported by the new land use policy plan, which calls for a network of higher density suburban villages throughout the county connected by active transportation and transit. It is well located in an area with access to transportation, schools, faith communities, shopping, and recreation.

[05:01:27] Community outreach and discussion has been extensive. Supervisor Lusk's office, county staff, and developers held numerous meetings in the community, and this is the sixth public hearing held on this project. As usual, community comments improve the project, especially the connectivity with the adjacent Triangle Park, the movement of the building toward the western property line, and the facade changes to match other buildings in the Triangle complex.

[05:01:57] At public hearings in 2024, about 180 people testified, mostly Civic Association members opposing the project. At last month's Planning Commission meeting, seven people testified, four in favor and three opposed. Land use policy must embrace inclusivity for the future health of our county.

[05:02:18] This development will be built on land that had a racial covenant attached to its deed, which the county has removed. The Covenant, like so many in the county, forbade the sale of the land to anyone not of the Caucasian race. Now, 120 workforce families will be invited to make homes here and enrich this area.

[05:02:39] We hope existing residents will welcome them and find that they all have very much in common. Thank you. Thank you very much, Mary. Our next speaker is connecting by phone. Anika Raman, are you on the line? Thank you, Tony.

[05:02:57] Can you hear me? We can. welcome. The floor is yours. Thank you. Thank you for the opportunity. My name is Anika Rahmaner. I'm the Fairfax Director for Northern Virginia Affordable Housing Alliance, Navaja. Many of you heard from me before, so I appreciate you taking time again. Navaja's mission is to include the supply and equitable access for affordable housing in Northern Virginia through education, advocacy, and community partnerships. Navaja is in support of the Franconia Triangle Project, specifically in support of the 120 units of affordable housing development on the Franconia governmental site. Both our county and our regional partners have identified the need for the 10,000 net new homes for families earning 60% or less of the area median income by 2034,

[05:03:35] which is only nine years away. This is a critical target as we know that without adequate housing for working families, we're not only at risk of losing our well-being of our community, but the economic stability of our region as a whole. It is essential that we ensure that affordable housing is prioritized within the plan that county's growth depends on, and it's clear that we integrate more affordable housing options into development to help meet our pressing housing needs. According to data from the U.S. Census Bureau, over 30% of Fairfax County's households occupy rental housing. Between the

first quarter of 2019 and the first quarter of 2024, we saw an alarming 21.7% increase in the monthly asking rent over just five years. The surge is unsustainable

[05:04:11] for so many families who are already struggling to make ends meet. We need more affordable housing to ensure our community remains vibrant and accessible to people of all incomes. We want remind you why this project is in line and how it is in line and an important part of the project. This project is exactly in line with the Board of Supervisors commitment to increase workforce housing and help relieve traffic congestion by developing nodes of higher density connected by transit and active transportation networks. The project will also house working families from 40 to 80 percent AMI who have great difficulty finding housing in the county. It is well designed with amenities such as parks, fitness, bike storage, community rooms, and more. It also has

[05:04:51] bus stops in front of and encourages access to transportation such as biking and walking with attractive paths. It is near schools, shopping, transit churches, and shortens the commute for Fairfax workers. It is also part of the larger residential mixed-use development that is planned as a suburban village and a new planning design that encourages connected nodes of higher density and better transit options.

[05:05:13] This village now is a part of the plan for growth and attract more housing development without disturbing existing communities. We thank you for your time and hope to continue working together to bring more affordable housing options to Fairfax. Thank you. Thank you very much for that testimony.

[05:05:29] And our sixth speaker is also joining us by phone, Renee Grebe. Renee, can you hear me okay? I can. Thank you. Welcome. The floor is yours. Good afternoon, Chairman McKay and members of the Board of Supervisors. Thanks for allowing me to dial in today when I couldn't be there in person.

[05:05:45] I'm Renee Grebe, Fairfax County resident and Nature Forward Northern Virginia conservation advocate. And for details of our testimony, you can refer to our written comments that we submitted last month. And while I'm testifying in support of the rezoning of the Franconia Government Center tonight wearing my Nature Forward hat, I also just want to say that we've lived in Franconia District for 25 years.

[05:06:05] And when my husband and I were searching to buy our first home, we were not able to afford a single-family home. And we were fortunate to have found a smaller than normal townhome in our price range. And it's been perfect for us for a home for two decades. And I tell this story because the prior plan amendment and now this rezoning is personal for me.

[05:06:24] I was really grateful to have the flexibility in the housing stock before I even knew what that phrase meant so many years ago. And this rezoning provides just that again for people who so desperately need more affordable options just like I did. Others wishing to live close to metro lines and bus lines should have the same opportunity, and this rezoning would provide that opportunity.

[05:06:46] Converting county-owned land into affordable housing is a great action for the county to have done. And it's not lost on us tonight that there's also a public hearing regarding the sale of county-owned land in Chantilly to a data center developer, a proposal that we adamantly proposed. If county land is to be downsized, it should be used, as this site is, to support and further our county goals.

[05:07:06] In this rezoning, Nature Forward supports, one, using the Franconia Government Center to build multifamily residential building up to 120 committed affordable units so that people who work in Fairfax County can live in the county. Housing policy is climate policy. We talk about that in our letter.

[05:07:25] When we have options to infuse more affordability into the housing stock, we must take it. Number two, we support the important guidance for green building practices, including bird-safe window design. Number three, we support native and non-invasive tree preservation to the greatest extent practicable.

[05:07:42] And four, we support the installation of stormwater management solutions, addressing quantity and quality control measures that exceed the county minimum requirements to help recharge that groundwater and prevent further harm to Akatine Creek and Cameron Run. Both are impaired waterways.

[05:07:57] Thank you so much to the county staff and Supervisor Lefk for all the time invested to get to this point in the process. This rezoning would support a more walkable and bikeable neighborhood with more affordable housing while moving towards the county's emission reduction goals and CCAP and climate adaptation improvements in support of resilient Fairfax.

[05:08:17] We support this rezoning. Thank you. Thank you very much, Renee. Our next speaker is Ronnie C. Is he here? He is here, to be followed by Elizabeth Murphy, who I know is here, and then we have a series of videos. Welcome, Ronnie.

[05:08:32] Good afternoon, Chair and members of the board. I live in the Franconia District. For the last three years, this has been my home, and I want to start by saying thank you truly to this board for your leadership, your integrity, and your commitment to justice through housing. It takes courage to move something this important forward, especially when the noise gets loud.

[05:08:55] For over four years, I've served working for the late Congressman Conley. I sat in meeting after meeting, hearing after hearing on this very project. I was in the room when housing leaders laid out bold visions. I was at the housing authority briefings, community tours, and listening sessions on this site.

[05:09:11] But I couldn't say what I wanted to say because I was there representing Jerry and I had to remain neutral. But today, I'm no longer neutral. And let me tell you something. The Franconia Governmental Center Redevelopment and the proposal for the AT&T site in Oakden were two of the most important local issues to Jerry.

[05:09:32] Time after time, he asked for updates because he knew what some folks still try to deny, that housing is the foundation of a just, safe, and thriving community. He understood this. Homes strengthen communities. Let me be real. This has been going on long enough.

[05:09:50] It's been five years, over five years. The board first voted to explore this land transfer back in March 2021. This was during the pandemic. People have come and gone, administrations have changed, but we're still stuck here in the same tired pushback while the need for housing only grows.

[05:10:09] Let's talk numbers. With thousands of homes short that are affordable to families at or below 60% AMI, Over 44,000 renters are cost burdened, spending more than 30,000, 30% of their income on rent. Thousands pay more than 50%, and that leads to instability, school turnover, displacement, and homelessness.

[05:10:30] I work in eviction prevention in this county, and I'm telling you, the people struggling to pay rent aren't who some think they are. There are people serving this county, and they can't even live here without multiple roommates, second jobs, or rental assistance.

[05:10:48] Jerry was aware of this. He always said, you can't lift a family up if they don't have a stable roof over their head. And he was right. Let's stop pretending this site doesn't have a clear purpose. The new government center is already rising in Kingstown with expanded police, the library, children, center, and more.

[05:11:06] So now we're looking at three acres of county land with a once-in-a-generation opportunity to turn public land into public good by building up to 120 affordable homes. The facts are on our side. No, affordable housing does not lower poverty, property values.

[05:11:23] In every single one of the recent affordable projects, from Oakwood residences to the residences at the government center, property values held or increased while families gained stability. The lies have to stop. The fear-mongering, stop.

[05:11:40] The fake stats, stop. The coded language about neighborhood character, we see through it, and we're not here for it. I was at the last community meeting at John Lewis High School. The tone, hostile. The crowd, not reflective of the real Franconia district.

[05:11:58] The noise is drowning out the real voices of working families who do live here and need this housing. So let me say it plainly. This is about dignity, about justice, about keeping the very people who serve this county living in this county. And this board has done the work. You studied the site.

[05:12:15] You've taken the heat. You've listened, and I thank you for how deeply you've tried to hear all the sides. Now is the time for courage. Now is the time to move forward. Jerry believed in this board for doing great things. He supported the push for a 10,000-unit affordable housing goal.

[05:12:32] This is about providing what's needed most for the community. Let's honor his legacy, not with words, but with action. To the board, I thank you. To the staff, the developers, nonprofits, I thank you. But to those standing in the way, this has gone on long enough. The fear, let it go.

[05:12:49] The misinformation, put it to rest. The delays, end them. Because this moment is bigger than all of that. At the end of the day, this is about people. It's about families. It's about dignity, stability, and the basic need for a place to call home. So the naysayers can object.

[05:13:06] They can tell as many stories as you want. But progress doesn't wait. And neither will we. These homes are no longer a question. They are a commitment. And I will stand with you until that commitment is fulfilled. Let's fulfill it. Thank you. Thank you very much, Ronnie. Thank you for your testimony. Good to see you again.

[05:13:23] Our next speaker is Elizabeth Murphy, and she will be followed by a series of videos. Welcome. Thank you for the opportunity to speak in favor of the development of the 120 units of affordable housing on the former site of the Franconia Governmental Center.

[05:13:44] The sound design proposal has been the focus of extensive community meetings and public hearings, and now meets all requirements necessary to move the project forward. How exciting that the families who will eventually occupy these 120 quality apartments will be able to enjoy what many of us, both those of us who are in favor of the procedure of the proposal and those who oppose it, already have a safe, comfortable, affordable home, a place that we call home.

[05:14:16] Everyone dreams of living in a home that is comfortable and safe. Everyone dreams of a home that has indoor spaces to find peace and refuge and outdoor spaces to find recreation. Everyone dreams of

living in a place where they can build and share community with others.

[05:14:34] Everyone, including those living closest to this site, already enjoy homes that give them security, refuge, and an anchor to our greater Franconia community. For 30 years, my family has lived a little over one mile from this proposed site.

[05:14:50] We look forward to welcoming these new families to this wonderful Franconia district. Finally, the plans for this development include streetscape beautification and other creative green space amenities that are all things that the surrounding community will also enjoy.

[05:15:10] I look forward to hearing the board say yes to this proposal, and I look forward to being the first one to welcome these new families to my community. Thank you very much for your time. Thank you, Liz. Thank you for your testimony. We now have videos that are submitted. I'm going to read them all, and then we can play them. One, speaker number nine, William Collins, to be followed by Elaine Anderegg, Catherine Borden, and Joy Waller. And if we could play those four videos at this time. Good evening. My name is William Collins. I'm a Frank Housinia resident

[05:15:49] of more than three and a half decades. I'm also the Baha'i representative to Ventures in Community. I am speaking as an individual to endorse the plan to rezone for workforce housing up to 120 units on county land at the site of the current Franconia governmental center. This project is important as one of many needed to increase the amount of affordable housing as the county develops its plan to double housing production. This project meets all requirements and is a sound design having gone through extensive public hearings and community involvement.

[05:16:27] There was strong local opposition to affordable units though not to similar market rate units adjacent. This leads me to think that the arguments against this housing have nothing to do with the ostensible objections. A good example is benzene from gas stations. Construction on North Hill in Mount Vernon district a few years ago was started when there were three gas stations in close proximity. No one raised a single objection to that housing because of proximity to gas stations. Developers for this site and Franconia worked with the community to address

[05:17:03] concerns regarding the look of the building, access, parking, and so on. Because no market rate housing is being built to rent to people at less than 60% AMI, more affordable housing is needed. I know this from members of my faith community who face significant challenges to afford apartments within reach of their places of work and within their incomes. More density in carefully selected locations will have long-term community benefits that can ensure Franconia will be a welcoming and vibrant community, accessible to our workers and to

[05:17:42] young working professionals, sustainable, contributing to economic growth and well-being, and coherent with the county's one Fairfax policy. Thank you very much for this opportunity. My name is Elaine Anderig, and I speak on behalf of my HOA. Putting apartments in a cluster of five gas stations is a bad idea and a threat to the health of the residents. At the last public hearings on this development, the discussion around putting people next to these gas stations seemed to focus on two areas. One, the gas stations were in compliance with operating regulations,

[05:18:18] and two, the lack of any reported health concerns from the public due to gasoline exposures. These gas stations may be in compliance on the vapor recovery systems, but they still release fumes, as

you can see in this video. The vapor recovery systems were driven by EPA to improve regional air quality, not to protect local human health exposure.

[05:18:40] The fact is, these systems, working perfectly, still release 10% of the fumes into the atmosphere. I've testified as to the fact that you can smell gasoline strongly when the tanker trucks in the area are filling the underground tanks. I've seen ports left open to the air during filling operations. At this location, that is 10% of the fumes of approximately 7 million gallons pumped.

[05:19:04] Note, the BP station has recently submitted an application to increase their number of pumps. As you've clearly heard from the VDEQ representative, there is no monitoring at the gas stations themselves, nor is there any monitoring for specific emissions in the air.

[05:19:22] Periodic venting of the tanks releases additional fumes into the air. From what I've seen, there are no secondary recovery systems on the tanks at these gas stations. One paper I provided showed that when actually measured, this venting released more than 10 times what had been estimated.

[05:19:39] Is all this significant? The papers I have submitted to you show increased cancer risks the closer you live to a gas station. Risks are even higher when there are multiple gas stations present. How do you explain this unless people are being exposed to fumes in their environment?

[05:19:56] Besides cancer risk, there are a number of asthma and CPOD health impacts related to exposure to the chemicals in gasoline fumes. So why might there be no reported health impacts around gas stations? Maybe because people don't even realize these gas stations are the cause of their health problems.

[05:20:13] Maybe they don't think to call it into the county and just go to their doctors and get treatment. Or maybe, because today, there are very few people exposed to the gas stations in our county. I took a look at the gas stations around Fairfax County to see what surrounded them and how many dense clusters of gas stations there were, similar to the ones along Franconia Road.

[05:20:35] What I found is that gas stations fall within commercial areas with little to no housing in close proximity. Additionally, very few gas stations are even within 500 feet of another gas station. Franconia is the only place I saw five gas stations in such close proximity.

[05:20:54] Some are next door to each other and all fall within a city block of each other. This chart shows the situation today and in the future with regards to homes exposed to gas stations in this area. There are only two homes within 300 feet of these stations. Only six homes are exposed to more than one gas station, four of which are at the extreme limits.

[05:21:16] None are exposed to more than two gas stations. And no, Supervisor Lusk, you did not live less than 70 feet from these gas stations. The nearest edge of the townhomes is more like 400 feet from the Amerigo. The point is, these proposed 120 apartments will be exposed to all five gas stations.

[05:21:35] One station is on the property line and two more are just across the street. The Amerigo station across the street pumps almost 3.5 million gallons a year. It is one of the cheapest in the county, and with all the development going on in Franconia, it's reasonable to assume it will do more business in the future.

[05:21:56] We are talking about an over 300% increase in the number of homes exposed to a gas station and a 2,000% increase in the number of homes exposed to multiple gas stations. This chart shows a sampling of the setbacks across our country for gas stations.

[05:22:13] The mixed-use policy we have in Fairfax County may prove very dangerous to the health of our citizens with no setbacks around gas stations. Today you know of no problems, but if you continue to put homes next to the gas stations, you can expect this to change.

[05:22:29] I can honestly say I am disappointed in this county and its officials, as there has been no response stating why putting this development in a cluster of gas stations is safe. and a good idea. It defies common sense, but I could sleep well at night knowing I did my best to raise this issue and make it part of the record on this development. When lawsuits are raised, there will be plenty of evidence you were warned. Thank you for this opportunity to speak.

[05:22:56] Hi, my name is Catherine Borden. My family and I live in the Franconia Forest neighborhood, less than a quarter of a mile from the Franconia Residential Development Plan site. My husband and I moved here in 2016 with our two kids.

[05:23:12] We love this community. It's a fantastic place to live. We benefit from so many nearby amenities, including, first and foremost, great public schools, great public services like the police, EMS, the fire department, and our public libraries.

[05:23:29] We also benefited from a good preschool, youth sports organizations, amazing restaurants, coffee shops, grocery stores, doctor's offices, and the metro. We have so many amenities in this community that make it a wonderful, easy, and interesting place to live, but all the things that make this area wonderful aren't possible without all the folks who work in this community.

[05:23:54] The average cost of a one-bedroom apartment in Fairfax County is \$2,056. A two-bedroom apartment rents at \$2,314. If you make minimum wage, which is \$12.70 an hour in Virginia, and work 40 hours a week, you make about \$2,554 before taxes each month. If, for example, you're a Fairfax County Special Education Teacher's Assistant making \$51,000 a year,

[05:24:28] you make about \$4,250 per month before taxes. As these numbers show, at low incomes, renting in Fairfax County can eat up 50 to 80 percent of your monthly income. It's extraordinarily difficult to live in Fairfax County unless you make significantly more money. I think it's a mistake for us to price out people who make up the fabric of our community. How can we say people are good enough to care for our children and make our food, but they're not good enough to live near us. We have a great community. Let's keep it that way by encouraging people who work here to make

[05:25:08] it home. I encourage the board to vote in support of the residential development plan. I also encourage the board to continue to take steps to provide affordable housing throughout Fairfax County. Thank you. My name is Joy Waller and I currently serve as the vice president of the North Franconia Civic Association, which is the largest association near this property.

[05:25:35] This has been a controversial project with a record number of comments at the previous public hearings, many of them videos from groups and individuals opposed to this project. I want to say from the beginning that I understand and appreciate the board's concern regarding affordable housing. It is indeed a serious issue, and your ongoing commitment to being part of the solution is admirable. That said, I would hope that the county wouldn't allow an apartment building next to, for example, a factory spewing fumes just because our county needs more affordable housing.

[05:26:06] And yet, that's essentially what is happening here given the ongoing benzene fumes being released from the gas station that is literally next to this property, in addition to two gas stations across the

street and the other two gas stations within a block. Just so you could see for yourself, I previously asked you all to Google childhood leukemia and gas stations, just so you would see a small sample of the information that is already known. You know what the air is like at a gas station, but studies show that the benzene in the air will be even worse at this location due to the unusual cluster of five gas stations. There is no way to mitigate the ongoing gas fumes from five

[05:26:43] gas stations. This is not the fault of the gas stations in question. They're following all the existing laws, so the benzene releases aren't their fault. It's actually by design. It's just that gas stations weren't designed to exist next to housing. And yet the county has relentlessly moved forward with this project despite the continued health concerns and ongoing public opposition. The Franconia District Land Use Committee vote wasn't even close, at 17 to 4. That's 17 rejecting the rezoning, including all of the nearby associations in that 17, and four votes in favor by groups that don't live nearby, plus one abstention. Our association's opposition to this project was

[05:27:22] based on a survey of our membership, who overwhelmingly opposed. Nevertheless, as long as this rezoning complies with the comp plan language, this hearing is likely just a rubber stamp. But you still have a choice. Really, the basic question is whether we should build housing next to a gas station and near four others despite the health risks. Acknowledging that there are health risks is personal for some of you if you have lived or worked or currently work in the existing building on the site. When you're healthy currently, it's easy to say, well, I worked there or live nearby and I didn't get sick. There's a human tendency toward what is called anecdotal evidence fallacy. An example would be someone who lived with a chain smoker claiming that secondhand

[05:28:00] smoke isn't dangerous just because that person hasn't suffered health effects yet. The anecdotal fallacy occurs when someone uses personal experience as conclusive evidence to support a general claim and ignores data or stronger evidence. Unfortunately, it's easy to explain away an adult getting sick. Just like secondhand smoke when it was legal to smoke in the workplace, if someone got cancer, was it from that or from something else? It's hard to pinpoint and quantify the harm. Of course, Fairfax County hasn't seen reports of adverse health incidents from people living near gas stations and evidence of harm yet, because until recently, we didn't have situations where so many human beings were living so close to gas stations. Generally, a gas station

[05:28:40] wouldn't have been allowed to build near-existing residences. Montgomery County, Maryland has a setback because a gas station tried to expand, and the neighbors nearby rightfully argued that the increase in gas fumes would affect them. A respiratory physician testified about the harm that would result. That's why they have a 500-foot setback between residences and gas stations.

[05:29:00] But this is the reverse situation where the gas stations already exist, so nothing prohibits it currently, even though I have tried to get the county, during plan forward, to study residential setbacks from gas stations, like other jurisdictions have, to no avail.

[05:29:16] I have provided plenty of evidence of health risks during the comprehensive plan amendment hearings, and all of that still applies. It's all in the records, which anyone can get for free via FOIA request, so there is no question that everyone has been warned about the risks. If this project is approved, there will be children spending 16 to 24 hours every single day living next to a gas station.

[05:29:39] Ironically, this building's playground, or top lot, would be on the same side as the gas station that is literally next door. I truly hope that it doesn't take a child getting leukemia before the county finally

acknowledges the health risks. I am going to be sad and upset when a resident at this property gets sick, but at least my conscience will be clear knowing that I tried to warn everyone involved.

[05:30:00] Human beings, particularly children, shouldn't live next to a gas station and be forced to breathe that air day in and day out. It isn't safe, period. I hope you took the time to consider the results of the Google search on childhood leukemia and gas stations before you decide whether you really want to be on the record forever as voting in favor of this.

[05:30:22] Thank you very much. Thank you very much for all that video testimony. And that brings us to the end of my speakers who have signed up in advance. Is there anyone here present in the auditorium who would like to speak on this specific matter? Anyone who would like to speak on this specific matter?

[05:30:39] This is a public hearing. Seeing and hearing no one, let me ask the clerk if we have any callers. There are no callers. There are no additional callers. We give the applicant an opportunity. Rebuttal is not the right word, but if he wanted to respond to any of the testimony, we would give him that opportunity.

[05:30:57] Mr. Chairman, member of the board, this issue has been, the many aspects of this case, been debated extensively i don't think we can really add anything further to it i would just add our again our thanks to the staff our thanks to the planning commissioner our thanks to the residents that came out and supported this application this is intended to fulfill the county's promise you know to provide a certain amount of residential housing there and it's a good use of the property we ask your support thank you thank you very much uh closing comments and a recommendation from county staff on february 4th 2026 the planning commission voted to recommend

[05:31:34] approval of the application subject to the executed proffers date of January 20th, 2026. Staff concurs with this recommendation. Thank you. Thank you very much. Last check. Questions from board members. Questions from board members. Supervisor Herdy.

[05:31:50] Yes, Mr. Chairman. I've got a few. I know we're putting our government-owned land into this deal. What is the contribution from the CHRA on this one? Good evening, Tom Fleetwood with the Department of Housing and Community Development.

[05:32:10] At this point, Supervisor Herity, no financing plan has been approved or brought forward through the RHA for this project. So we don't have the exact answer on that just yet. Do we know what it's expected to be? I saw a \$10 million number in an earlier document.

[05:32:30] So at this point, we're not quite ready to go on the record with respect to exact amounts, but we do anticipate that when the financing plan for this project is finalized that we'll certainly be back through the board and, of course, through the FCRHA for approval.

[05:32:57] I thank the applicant. These are very nice units, certainly a lot nicer than many of the units that our taxpayers that are going to end up paying for them are living in. I want to go to the first speaker's comments, because they talked a lot about who qualified, and I think Ronnie hit it at the end.

[05:33:17] There are no roommates allowed in this that aren't included in the financial qualification, correct? Supervisor Herity, in the case of tax credit properties, if a roommate situation is involved, their income needs to be considered together.

[05:33:37] thought okay two weeks ago I asked about the vacancy in our other 10,000 that the units that were in the 10th at 10,000 ovation North Hill you were able to give me the one in my district which now has

a shamrock special savings for St Patrick's Day giving three months free rent to try to get it from 70 percent occupancy to 100 percent occupancy their news reports that North Hill was at 70

[05:34:12] percent vacancy not occupancy 70 percent vacancy after one year we don't do we know what they the vacancy are on the other ones elevation when supervisor herity is as as I mentioned when we when you asked this question two weeks ago we are working on on a comprehensive response with respect to the units that have been delivered under the production initiative since 2020.

[05:34:47] That said, a couple of remarks that I will make. Number one, as the board will recall, the standard that Virginia housing requires for underwriting for these projects is a 7% vacancy rate, so that's important to remember as a benchmark.

[05:35:05] That's number one. And number two, with respect to North Hill, they are, I don't have the exact number, but it is absolutely not true that they have a 70% vacant area.

[05:35:22] That was after one year they've been out for years. I'm going to interrupt for just one moment because I appreciate you answering these questions, Mr. Fleetwood, but they have nothing to do with this land use application. And this is a land use application. If we could stick to questions about this particular application and the land use components of it, it would be appreciated.

[05:35:40] Supervisor Hervey. I'll clarify that the 70% was one year after. It's now two years after. But I did speak with Supervisor Lusk. I spoke with Supervisor Lusk earlier.

[05:35:55] I know he's got a very robust plan to make sure that that doesn't happen with this property. If the applicant would like to add, if they've got any marketing plan that would make sure that doesn't happen. I mean, I think it's important that if we're going to make this kind of investment, then they get used or filled.

[05:36:19] And I guess that may not apply to land use, but I'd love to give you the opportunity to address the marketing plan. This is not – you're talking about other properties owned and operated by other people and comparing it to this one that hasn't even been built yet.

[05:36:39] There is an opportunity for us when the financial plan comes forward to look at that, to have these kind of conversations. But in this particular case, if there was no demand for these units, they wouldn't be being proposed. We know what the demand is. We know what the numbers are. We know what our housing shortage is.

[05:36:56] We know this particular applicant from the work that they actually have done in the county. which is not some of the properties that were used for comparison purposes that have been very successful. And we've heard that from other folks. And so I just want to make sure, you know, from a legal standpoint, this is a public hearing on a land use application pertaining to this property.

[05:37:16] And I just want to make sure we stay on subject and answer the questions appropriate only to this property and to the land use components. Are there any additional questions of staff or of the applicant? Okay. Seeing and hearing none, I will now close the public hearing and recognize Supervisor Lusk for a motion.

[05:37:36] Thank you very much, Mr. Chairman. I'll start by saying this application proposes to introduce residential use into one of our older commercial areas within Franconia District in accordance with the Conference of Plan amendment that was approved back in May of 2025.

[05:37:56] Again, the site design is for 120 multifamily units, and I will note we've seen some significant changes since the plan amendment, and this reflects extensive community engagement that has occurred with this particular project, which includes input from a number of advisory groups and meetings that were held, includes input from the Franconia District Land Use Committee and then the broader community.

[05:38:28] And what's important is that in response, in response to the concerns that were raised, we have seen a number of significant improvements to this project. I'm not going to list them all, but I'll just list a few again because I think they're important. First, the building has been shifted further away from the adjacent service station. Second, a barrier fence and landscape screening is proposed along the common perimeter with the service station to the east. We have

[05:39:02] exceeded our tree preservation 10-year tree canopy number with this application. Forty percent of this project is open space, which will provide generous private space for the residents.

[05:39:20] We also have, as we heard, an adjacent project that's coming forward that will include a generously oversized, publicly accessible urban park space along the southern property line. And it's going to be available to the residents in this community, residents outside this community as well.

[05:39:43] And what I'm really delighted to see is that we have made some changes as it relates to the controlled access to the site. We have one access point from Franconia Road. We've also noted that there are 100% of the units will include universal design features.

[05:40:04] And then most importantly, this project supports the goal of the board to achieve 10,000 new affordable units by 2034. As we've seen in a number of the presentation materials from the applicant, the quality of this proposed project will be first rate.

[05:40:29] And I'm just delighted to know that SCG, who has done a number of projects previously in Fairfax County, as I mentioned earlier, the residents at the Government Center project, as well as one university in the Braddock District.

[05:40:46] These projects are evidence of the quality of the work that has been done in others and that will be done here with this project. So with that, Mr. Chairman, I will make a motion. My motion is I move the Board of Supervisors approve RZ 2025 FR-00005 and its Associated Conceptual Development Plan subject to the executed proffers dated January 20, 2026.

[05:41:19] I further move the Board of Supervisors waive the barrier requirement along the southern property line. So moved. Second. I will second that motion along with Supervisor Palchuk and Supervisor Alcorn. Discussion on the motion? Any further discussion on the motion?

[05:41:36] I'll just say I'm glad to see this come forward today. I think the main regret I have is how long it took to get here. And, you know, there is a reasonable period of time to work with the community. And in my opinion, that has been far exceeded in this case.

[05:41:54] And there are people who are desperately looking for affordable housing who have been delayed here for a long period of time. And that is my main regret. I mentioned when the planning exercise came forward to the board as someone who literally worked in the Franconia Government Center for 24 years.

[05:42:13] I'm intimately familiar with the site. And as chairman of this board, intimately familiar with the need for affordable housing. And so I will absolutely be supporting this application. I wish we could have had a conversation further about affordable housing here, as Supervisor Herity was attempting to do, and those are legitimate questions, but those are not questions for this application.

[05:42:35] And we are required to review the application before us and the land use components of the application before us. And I'm happy to have a debate offline about the need for affordable housing. In fact, Supervisor Herity and I, just a couple weeks ago, were at an event, an economic outlook event sponsored by the Northern Virginia Chamber of Commerce. And for the first time in my career here in Fairfax County, every single employer up there and the chamber talked about the absolute need for affordable housing being the, particularly the number one thing that has them concerned about

[05:43:11] the future economy of Fairfax County. So this is, you know, it is so widely known how much affordable housing we need that it is surprising that we're debating that. But we will have that debate in plenty of other forums. This is a land use application, and we need to stick to the components of the land use application. Supervisor Stork. Thank you, Mr. Chairman, for the points you've made and for keeping us on track. But I also want to add to the fact that facts matter and distortions create misunderstanding and I think enable folks to project or onto something

[05:43:48] like this the fact that we're not focused on doing the right thing and making sure tax dollars are well spent and ultimately ensuring that when we build something or we're part of building something that it's well managed and my experience with North Hill and some of the other ones is that we've had challenges with those things but those aren't a function of where we are now and I think that's a function of how this board is paying attention to those things and raising those issues I know with RHA and others to ensure that those are those are done properly so I i have no i'm confident we'll be able to do the same thing here so thank you for bringing this up

[05:44:25] and making sure that we're moving this forward thank you thank you very much uh supervisor stork if there's no further discussion all those in favor please say aye aye any opposed say nay any abstentions and that motion carries eight to zero i mentioned supervisor russian sizemore hyzer is out of town supervisor harry is absent from the auditorium and with that uh we're going going to move on. Mr. Sherman, just some closing remarks, if that's okay. Very quickly, I didn't want to put them all on the record. I'll just note, I'd like to first thank the community for

[05:44:59] its input during this public hearing here today, but also through all of the other public hearings that we held on this matter. There were very divergent opinions on this project. What is clear is that the land use concerns we have addressed them in this process and the project has improved dramatically as a result as a result I look forward to the construction of the quality development that will come to Franconia district and

[05:45:33] I would like to also thank the SCG team the numerous county staff who have been involved and special thanks to Nick Ciceros before he leaves from DPD who inherited this case and continue to work on it until it's gotten to this place here today so thank you so very much and then I'd also like to commend my Planning Commissioner Chris Landgraft did an excellent job of working on this resilient application in terms of meeting with the citizens and working through the issues, just yeoman's work on his part. This project represents a unique opportunity

[05:46:11] to provide much-needed affordable housing close to major employers. What's interesting about the location of this property is that it is near Inova Hospital, which is building a new 750,000 square foot facility in Franconia District. That facility will house 1,200 jobs. There will be people who work at that hospital, who work on our behalf, the residents of this district who need

[05:46:44] medical care and help. They will be able to have the option to live in this project. We will also have, as we talked about before, teachers, policemen, firemen, and others, and there are a category of positions that we do have information on, and we can make that available, that do qualify as teachers, as those who support classroom instructional, who do other activities within the schools, bus drivers, et cetera. So there are people who will be able to live in this housing. And I will do my darndest,

[05:47:23] and I make this commitment here publicly, to ensure that we get the word out to as many of the qualifying entities to be able to live in this housing. And I will just make a point, and I don't know if Mr. Chapman is still here today, but I appreciate his testimony very much. And I'll make a point that I think he can relate to. I also work for Jerry Conley, and he hired me out of Human Services to do land use. And it seemed like an odd thing. And I even said to him when he

[05:48:01] offered me the job. Are you sure you want me to do land use and zoning? And he said, yes, I have it on good authority that you're the right person for the job. And then he said, we will learn this together. Jerry showed extraordinary courage on so many different projects. I watched him go through the fire on so many of these in the Providence District way before Tyson's became the place it is today. And I just appreciate you saying that this project was

[05:48:39] one that he was focused on and cared about. And in those very difficult meetings, which Regina was a part of very early on, and others, there were things that were said that were hard for me to even process. But what I remembered, what I remembered, why am I here? Why am I here? I'm here to do the right thing. I'm going to fight for those who are less fortunate. I'm going to fight

[05:49:10] for those who need services. And what's important is that we don't waiver and we don't give in. We do what's right. We listen. We hear. We look for ways to make improvements. And that was done with this application. No one can say, I did not listen to them. I did not hear them. And I did not try to find solutions where appropriate.

[05:49:39] So with that, Mr. Chairman, I will conclude by thanking all of those who were here today and spoke on these applications. Thank you so very much. Thank you, Supervisor Lusk. And I will just say one thing as we move on to our next application that we, in fact, will be told by people that we didn't listen to them. And I want to be really clear about this.

[05:50:04] Listening to someone and agreeing with them are two different things. We can listen to people and we can professionally disagree with their perception or their opinion about something does not mean we did not listen to them. We sat here for many, many hours and listened to a lot of people on this application through the entire process that it has been ongoing. And we reserve the right to listen to people and have a professional disagreement and opinion and act upon that opinion does not mean we did not listen to them. So thank you for that statement, Supervisor Lusk. And with that, we are going to move on to our next public

[05:50:39] hearing, which is a public hearing on a proposed zoning ordinance amendment regarding large-scale battery energy storage systems. And I'm going to give the staff a moment to get organized. And

as soon as they are, we would welcome county staff for a staff presentation. Good evening. Hello.

[05:51:08] My name is Jackie Camp with the Department of Planning and Development in the Zoning Administration Division. I'm joined here this evening by Carmen Bishop, Bill Malin, and Leslie Johnson, also with the Zoning Administration Division, and William Vinoy, Deputy Chief with the Office of the Fire Marshal. I'll be providing an overview of the large-scale energy storage system, or BESS for short, proposed zoning ordinance amendment. The topic was added to the Zoning Ordinance Work Program to be proactive in preparing the county for this new use and

[05:51:41] technology that is quickly becoming part of our country's electric energy system. For those that may be unfamiliar with BESS, it is a technology designed to store and manage energy for later use.

[05:51:57] It uses rechargeable batteries to store energy from the electrical grid and renewable energy sources like solar or wind power, which can make the electric grid more clean, flexible, and reliable. Some of the components that help operate the BESS can generate noise.

[05:52:13] Based on a noise study report provided to the county by an acoustical consultant, the large container units associated with a BESS and their accompanying cooling fans and condensing units, along with the power conversion devices, which convert direct current into alternating current for integration into the power grid, contribute to the overall noise and can produce noise levels up to and exceeding 90 dBA at the source.

[05:52:41] The safety of lithium-ion BESS is a common concern, especially given reports of battery fires. The primary safety risk associated with battery chemistries is thermal runaway.

[05:52:57] Thermal runaway is a process where excessive heat builds up in the battery, leading to an uncontrolled, self-sustained chemical reaction, resulting in rapid release of energy, which can lead to fire and explosion. Thermal runaway can result from overcharging, mechanical damage, physical impact, manufacturing defects, or improper design or operation.

[05:53:21] Since thermal runaway can have many different causes and consequences, there are many layers of protection embedded in BEST to detect, prevent, and mitigate thermal runaway, such as monitoring temperature, voltage, and current. Safety features include cooling and thermal barriers, firewalls, fire barriers between containers to limit the spread of fire, and monitoring of flammable gas, smoke, and or heat detection, fire suppression systems, and venting ventilation to prevent the buildup of flammable gas.

[05:53:56] In addition, there are codes and standards to provide BESS with multiple levels of protection against thermal runaway, fire, and explosion. Unfortunately, current Virginia state fire and safety codes do not yet incorporate the most recent national safety standards for large-scale battery energy storage technology and will take time to be included in state code based on the Virginia code development cycle timeline.

[05:54:20] Adequate review of large-scale proposal based on the specific site characteristics, along with fire safety protocols and training for local first responders, is critical to ensure that if a rare fire or explosion occurs, on-site workers, emergency responders, and the public are not exposed to hazardous conditions or chemicals.

[05:54:43] Regarding our existing zoning regulations, a proposed BEST facility would be part of the electrical distribution system and would be considered a light utility facility use in the zoning ordinance.

[05:54:59] The current permissions are listed here. They are currently not subject to any use-specific standards like setbacks. Additionally, they would only be required to have transitional screening and barriers if they were adjacent to residential only. The next few slides include the proposed permissions and standards for large-scale battery energy storage systems.

[05:55:24] First, we are proposing a new definition. As BESS would be considered a light utility facility use in the zoning ordinance, we are proposing a revision to the light utility facility definition to add a new subdivision for battery energy storage system large-scale.

[05:55:42] with a specific energy capacity size threshold of 600 kilowatt hours or greater. The proposal provides a range for consideration from 600 kilowatt hours to 10 megawatt hours. Those systems with a maximum stored energy less than that threshold would not be considered a large-scale BESS and not have to meet the large-scale BESS standards.

[05:56:05] The proposed definition includes a distinction that if a BESS is over 600 kilowatt hours but is located within a building with a separate principal use and serves that use, for example, a hospital or a data center, it would not be considered a large-scale battery energy storage system and would be considered an accessory use that serves the principal use.

[05:56:33] Best that are inside buildings, serving hospitals or data centers or other commercial uses may be larger than 600 kilowatt hours, but are likely to be smaller in energy density than the outside standalone array style best containers that support the electrical grid.

[05:56:52] As mentioned earlier, current Virginia code, state fire and safety codes do not yet incorporate the most recent national safety standards that are critical for large scale best technology located outside a building. However, the current building and fire codes provide sufficient plan reviews for local officials to ensure battery safety for BEST that are inside hospital, data centers, or other buildings where the BEST is accessory and serves a separate principal use.

[05:57:22] The next few slides include the proposed permissions and standards. Did I already do that? Yes. Apologies. Proposed permissions.

[05:57:41] Based on the rapidly evolving nature of the technology, potential noise impacts, safety considerations, and a review of other local government zoning standards for BESS,

[05:57:52] We are proposing that large-scale BESS would not be permitted in residential districts or the PDH, PRC, PRM, or PCC districts unless co-located with a substation or solar power facility and would be required to meet the zoning ordinance requirements for a large-scale BESS through a special exception approval, in addition to any other zoning ordinance requirements for the electrical substation or solar power facility.

[05:58:22] BESSs could also be approved in P districts, if shown on the development plan. A special exception would be required for large-scale BESSs in all commercial districts, all industrial districts, and in the PDC and PTC districts.

[05:58:39] It would not be allowed in the RA or II districts. This slide provides the proposed use-specific standards. The use of setbacks can mitigate visual, noise, and safety impacts.

[05:58:59] Based on review of counties in Virginia, with zoning standards for BESS and other resources, setbacks are being proposed to include a 100-foot setback from all property lines and a 200-foot setback from an R-district or residential use, with ranges around those distances for consideration.

[05:59:18] For fencing, feedback received from the initial draft noted that BESS containers can be a range of heights with the potential for noise-generating components, such as HVAC equipment located close to the top of the container.

[05:59:34] A fence or wall that conceals that container and equipment can also work to mitigate noise and increase security. Therefore, the proposal allows a large-scale BEST fence or wall to exceed the maximum height in the zoning ordinance.

[05:59:57] The special exception or development plan review and approval process would include consideration of equipment height and site characteristics, such as topography. The proposed BESS must also provide an emergency operations plan that outlines procedures and requirements for the safe operation of the BESS, including how equipment and systems will be safely shut down under emergency considerations, conditions, procedures to follow in case of a fire, and information related to drills and training of local first responders, among other requirements.

[06:00:34] A preliminary plan would be required with a special exception or development plan submission with the final plan required prior to issuance of the building permit. A decommissioning plan describes the timeline and way the facility will be decommissioned and the site restored to its original condition.

[06:00:53] A preliminary decommissioning plan is required with the special exception development plan application submission and a final decommissioning plan to be submitted prior to site plan approval. In addition, a security fund agreement would be required to ensure that the decommissioning plan for a large-scale battery energy storage system is implemented.

[06:01:17] In further discussions since publication of the staff report, staff recommends a minor change of the proposed text to state that the final decommissioning plan is submitted to the director rather than approved. A noise study would also be required prior to site plan approval that demonstrates to the zoning administrator's satisfaction that the BESS will comply with the noise ordinance.

[06:01:44] The proposal requires that a large-scale BESS is subject to the National Fire Protection Association, or NFPA 855, standard for the installation of stationary energy storage systems, and the Underwritings Laboratory, UL 9540A, standard for test method for evaluating thermal runaway fire propagation in battery energy storage systems.

[06:02:09] The reference to NFPA 855 and UL 9540A ensures that the facility is up to date with the most recent safety standards for this rapidly advancing technology. The last proposed standards are for transitional screening and barrier requirements.

[06:02:33] The proposed amendment adds large-scale battery energy storage system to the solar power facility use classification row and column in Table 5108.2 and amends the current solar power facility requirements. It would require a type 3, 50-foot wide transitional screening and barriers D or E, a 6-foot wall of brick or architectural block or solid wood or otherwise architecturally solid fence adjacent to all residential.

[06:03:03] It requires type 1, 25-foot transitional screening and barriers D or E adjacent to all public, institutional, and community uses, all other commercial uses, and craft beverage establishments. In addition, as BESS is considered a light utility facility, it would also need to provide transitional screening when located across the street from the uses as noted in the table.

[06:03:29] The public engagement, outreach, and coordination for the project included presentations and discussions with the Board of Supervisors Land Use and Policy Committee and the Planning Commission's Infrastructure Committee. Engagement with the public via multiple community meetings and presentations to county advisory groups, such as the Northern Virginia Building Association, NAOP group, the Environmental Quality Advisory Council, and coordination with the state's Department of Energy and county staff, along with public and private utilities, including county

[06:04:05] staff being able to tour a Dominion Energy Best Facility in Chesterfield County. Thank you. That concludes my presentation and happy to answer any questions. Thank you very much for that presentation. Are there any questions of staff? Any questions of staff? I'm not seeing any. This is a public hearing. I do have one speaker who signed up in advance to testify, David Blake. Is Mr. Blake here? He is. Is there anyone else here who wishes to testify on this specific matter?

[06:04:37] Anyone else who wishes to testify on this specific matter? I'm not seeing or hearing anyone. Mr. Blake will be speaker number one. Welcome, sir. Thank you, sir, for this opportunity to speak to you. I've been a resident. I've had a home in Fairfax County for 45 years, down in the Lorton area, fairly close to Bunny Man Brewery there.

[06:04:56] So that's a good place. And they have served breakfast. I'm not sure. They must have had special permission to do it. I had French toast. They had good French toast. Anyway, I want to talk about the – I sent everybody a detailed email, a two-page thing.

[06:05:14] with references, which are very useful references. And I generally support the staff's recommendation. BESSs do not belong near a residential area, because the danger of a fire is too high.

[06:05:35] And in fact, see, one of the things that-- one of my references that I did give you guys in the back of it, you can click on it, is a database of all the recent fires at Best Facilities. In the last two years, there have been 10 major fires at these.

[06:05:50] Some were worse than others. And just keep in mind that all those facilities that had a fire were less than five years old and were approved by some county looking at everything. They're doing their due diligence just as you're doing yours. And the thing is, things happen, and the technology is new enough that we don't really understand everything.

[06:06:11] So, for example, you know, the Ote Mesa fire in May 2024 burned for two weeks. It took them two weeks to put it out because what happens with a lithium battery fire is it generates its own oxygen.

[06:06:27] The only way, and it also reacts with water to form more oxygen and burn. The only way to get it out is to let it burn out or somehow cool the whole thing down. And that's difficult if you're not using water. I mean, you can't immerse it in water, but for a large facility, you can't do that.

[06:06:47] So, you know, that fire, they thought they had it out. It flared up again. They evacuated people within about half a mile of it. So even if you have somebody in an industrial area, if you're willing to have everybody within a half a mile of that industrial area evacuated for a couple days, then fine.

[06:07:08] But I think this should be special exception in every single one of the zoning areas. The Moss Landing fire occurred in January 2025. They're still doing cleanup on that. They're still removing the batteries, the ones that are damaged and even the ones that are undamaged.

[06:07:28] And they don't really know. 1,200 people were evacuated for 24 hours, and they still do not know the cause of the fire. There's multiple causes you can have for these fires. Mechanical damage, flaw in the charging circuit, which causes an overvoltage. And once you get a thermal runaway, it's really hard to stop.

[06:07:45] And that's why the UL9540A is a very useful thing. I'm sorry, I guess I'm out of time. I'll let you finish up. Okay. It's a very useful thing because what it does is it takes a battery and you go through all these different tests as to what happens to it if you do the overvoltage, mechanical damage, and so forth.

[06:08:10] And unless you do that, you really haven't explored whether or not the battery is safe, the specific one. And I would recommend that we not, well, in fact, I think the regulations say we're not going to approve a battery unless it passes that. And let me just say two other things.

[06:08:29] The mechanical damage can lead to thermal runaway. One of the things, the tendency you've seen has been to put them in these large separate trailers, which is good because it stops one from catching the other one on fire, which is what has happened in some of the big ones.

[06:08:47] But you've got to also be careful, because if you have a tornado or like the big windstorm that we had, you get a big branch coming there and smacking into one, you don't know what's going to happen on the inside. So I think that's a consideration. And then the other thing is make sure part of the emergency response plan, which should be how you get people out of the area.

[06:09:07] In some places, you only have one-way roads, and if that's blocked by a battery fire, those things burn at about 1,830 degrees Fahrenheit, and they will last for weeks. or can last for weeks, and so the fire department's going to be there spraying water and everything around it so it doesn't catch fire. Thank you for your time. Thank you. Thank you for your testimony. Much appreciated. Is there anyone else here present who would like to speak on this matter? This is a public hearing. Seeing and hearing no one, let me ask if we have any callers.

[06:09:40] There are no callers. No callers. Closing comments and a recommendation from county staff. Thank you. The Planning Commission held a public hearing on February 25th and recommended approval of the proposed amendment with the edits as listed in the board item staff concurs with the Planning Commission recommendation thank you thank you very much any questions from board members Supervisor store mr. chairman stop we just at least briefly comment on the issues raised by mr. Blake and I would

[06:10:12] appreciate it I could be specific but he identified UL approval and box mechanical damage and an emergency response plan, I mean, is that part of a regulation? I just want you to confirm for the public that those kinds of considerations and head nods don't help that.

[06:10:36] So if you could just speak to that, please. Thank you. Of course. So both the NFPA A55, which is the national standard for the stationary battery energy storage systems large scale, and the UL 9540A are now going to be referenced as part of the standard for the SC, the special exception.

[06:10:56] So that's the way we were incorporating that into the zoning ordinance amendment, along with the emergency operation plan requirement, that with a preliminary required at the special exception submission and final approved by the fire marshal at the building permit.

[06:11:17] Thank you. Thank you very much for that. are there any other questions? Seeing and hearing none, I will now close the public hearing and recognize Vice Chair Smith for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors adopt the proposed zoning ordinance amendment for large-scale battery energy storage systems as set forth in the staff report dated January 13, 2026, with an amendment to re-letter

[06:11:45] new standard 8101.3.D14E to 8101.3.D14F and delete and approved by in subsection 4102.4.X8D so that the sentence reads, a final decommissioning plan with all information required by subsections

[06:12:12] 8100.7.f and 8101.3.d14.f2 must be submitted to the director prior to site plan approval. And finally, that the amendment become effective at 12.01 a.m., March 18, 2026.

[06:12:33] And the chair will second that motion. Is there discussion on the motion? Supervisor Smith. So I know that we all sat here and heard how technical this information was. So I really need to thank Jackie and the staff that's with her for all the work, the research they did, the outreach, the site visit, and I think it was really important they had great coordination with Deputy Chief Vinoy through this process.

[06:12:58] There is an understanding that this is something new. We don't have it in the county yet. I know there were some requests that maybe in some districts we would not have this by SE. I totally agree with the decision of the Planning Commission that this is new. technology will change and so we need to be cautious when we come out with this first so I seek my colleagues support thank you for all the hard work thank you Supervisor Smith and I want to thank you as well for the hard work that you've done on this this is highly technical and the staff did an outstanding job I want to thank mr. Blake for his testimony as well and you know we'll see

[06:13:37] where this goes from here as you mentioned this is new technology and something we'll continue to stay up to date on and on top of, especially from an FRD response standpoint if that ever becomes an issue in the county. So thank you for that. With that, all those in support of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion passes 8 to 0, Supervisor Herity being out of the boardroom and Supervisor Rachna Sizemore Heiser being on travel. And with that, we are going to move on to our next public hearing,

[06:14:13] which is a public hearing on a proposed zoning ordinance amendment regarding congregate living facilities. And I'm going to give staff a moment to organize. And as soon as they are ready, we would welcome a staff presentation. Hello, good evening. My name is Janann Cato with the Zoning Administration Division. I'm joined by Leslie Johnson, Carmen Bishop, and Bill Maland.

[06:14:45] and I'll be presenting on the proposed zoning ordinance amendment for congregate living facilities. Under today's ordinance, a congregate living facility is defined as housing in a supervised setting with on-site counselors or staff. They may include inpatient alcohol and addiction treatment and services for more than eight persons with disabilities. A certified recovery residence with over eight residents may also fall under this definition. The definition clarifies that congregate living facilities are distinct from other residential uses.

[06:15:23] Currently, congregate living facilities are permitted with special exception approval in all conventional residential districts except for rural agricultural as well as in commercial districts C1 through C4. In plan districts, they must either be shown on the development plan or approved by special exception. There's also a location standard which stipulates that if the facility looks like a single-family detached house, it follows that district's setbacks. Otherwise, it must be located at least 100 feet from all lot lines that abut

[06:15:57] the R1 through R4 residential districts and 45 feet from all other lot lines or as determined by the board. The congregate living facility use was first added to the zoning ordinance in 2003. Since that time, there have been six special exceptions approved. Each one has been in a residential district. The facilities serve a range of populations, including survivors of human trafficking, women escaping domestic violence, adolescents with eating disorders, and one serving retired and current priests. The draft text for the proposed amendment revises

[06:16:36] and clarifies the definition. The new language identifies the range of populations served, including but not limited to persons experiencing homelessness, survivors of violence or abuse, youth in crisis, patients and families in need of behavioral or mental health services, facilities that don't meet the state code requirements for a group residential facility due to the services provided or the number of residents, and certified recovery residents, residences with more than eight residents.

[06:17:07] The current definition only specifies alcohol and addiction treatment and treatment for more than eight people with disabilities. By identifying these populations, the ordinance will better reflect the facilities already operating in the county. It also provides additional examples of the types of residents that may be served, consistent with past approvals and current interpretation.

[06:17:29] The proposed definition does not change what's considered a congregate living facility, but instead clarifies and updates the language to more clearly describe the scope of the use. The draft text expands permissions into additional districts, still by special exception.

[06:17:49] Specifically, congregate living facilities could be considered in commercial districts C5 through C8 and in industrial districts I2 through I4. The intent here is flexibility. These districts may offer additional and possibly larger sites, more affordable land, or opportunities for adaptive reuse of vacant buildings.

[06:18:09] And many are located near transit and community services, which helps residents connect with resources. We're not proposing to extend permissions into the heavier I-5 and I-6 industrial districts because those areas are less compatible with residential uses.

[06:18:28] With expanding the permissions, we also want to maintain compatibility with surrounding land uses, so we're proposing additional development standards. The intent with the development standards is to strike a balance of flexibility and compatibility with residential.

[06:18:45] They aren't intended to impose new requirements, but rather to codify current approaches. First, we're proposing that facilities in commercial and industrial districts must be located near public transit, community services, and employment areas.

[06:19:00] Second, we're also proposing that congregate living facilities may not be located in the three areas designated as industrial on the concept for future development map in the comprehensive plan. This

preserves industrial land while still allowing congregate living facilities in industrial district locations that are planned for mixed-use centers.

[06:19:21] Third, we're proposing a development standard that requires on-site staff and supportive services, except with a recovery residence. These services, such as case management or transportation assistance, ensures that residents are receiving the needed services and assistance to improve outcomes.

[06:19:40] Finally, a new submission requirement would require applicants to describe the population served, the number of residents and staff, the services offered, length of stay, licensing and intake criteria. This would provide a clear picture in reviewing applications and ensure transparency about the facility's purpose.

[06:20:03] Thank you. And that concludes my presentation. Thank you very much. Nicely done. Questions for staff? Any questions for staff? Seeing and hearing none, this is a public hearing, and I do have one individual who has signed up in advance to testify but is calling in, and that is Naveed Easton.

[06:20:24] Mr. Easton, can you hear me okay? I can. Can you hear me? We can. Welcome. The floor is yours. Thank you. My name is Navidi, cinema Fairfax resident and a Fairfax County lead for Yimby's of North Virginia. So I'm speaking today on behalf of myself and Yimby's of Nova in support of this proposed zoning ordinance amendment for congregate living facilities because it would broaden where in our communities facilities may be located.

[06:20:47] Obviously, they play a crucial role in offering living circumstances tailored to the unique circumstance of many Fairfax County residents, including some of our most vulnerable community members, and we feel that greater zoning flexibility in the construction of these facilities will enhance their viability and availability, as well as restore some of the land use flexibility that we really benefit from overall in the county.

[06:21:08] So we concur with the staff recommendation and ask that you please vote for this proposed zoning ordinance amendment for congregate living facilities. So thanks for your time. Thank you very much. For your testimony, is there anyone else here present who would like to testify on this specific matter? This is a public hearing. Anyone who would like to testify on this matter?

[06:21:26] Seeing and hearing no one, let me ask if we have any callers. There are no callers. No callers. Closing comments and a recommendation from county staff. The Planning Commission held a public hearing on February 25th and recommended approval of the proposed amendment with text as shown in the staff report dated January 13th, 2026.

[06:21:45] Staff concurs with the Planning Commission's recommendation. Thank you. Thank you. At this time, are there any questions of board members? Last call. Yes, Supervisor Alcorn. Yeah, just very quickly, thank you to county staff for pulling all this together. I know it wandered around a few different ways before landing here, but I think this is a very good example of how we can modify our zoning ordinance to basically hopefully open some doors to facilities that we really need in some places that wouldn't be allowed previously.

[06:22:17] And I do want to give a special shout-out as well, not just to use Supervisor Smith, but also former Supervisor Faust, who this was one of a number of things that he brought to the board back when he was housing chair. So thank you. Thank you, Supervisor Alcorn.

[06:22:34] Any further questions from the board? Seeing and hearing none, I will now close the public hearing and recognize Vice Chair Smith for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors adopt the proposed zoning ordinance amendment for congregate living facilities is set forth in the staff report, dated January 13, 2026, and that the amendment take effect at 12:01 a.m., March 18, 2026.

[06:22:58] And then, Chair, we'll second that, along with Supervisor Alcorn. Any discussion on the motion? Yes. Supervisor Smith. Janann, thank you so much for all your work on this and for staff that did it. You can see the board is pleased with where we got, so thank you. Thank you, Supervisor Smith.

[06:23:14] And I want to piggyback something that Supervisor Alcorn just said. this is modernization in a lot of ways. And as this board knows, we spent a lot of time modernizing a very old zoning ordinance to match what is needed and what is necessary in our community. And that is not always an easy thing. But we have been slowly but surely doing it and with a lot of help from staff. So thank you. With that, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you.

[06:23:48] Next, we have a public hearing on the proposed five-year consolidated plan for FY 2027 to 2031 and one-year action plan for FY 2027. And as soon as they are ready, we're having a change of staff here.

[06:24:03] As soon as they are ready, we would welcome a staff presentation. Good evening, Chairman McKay, members of the board.

[06:24:21] I'm Sharon Craig, Program Manager with Grants Management, Department of Housing and Community Development. This is a public hearing on the proposed five-year consolidated plan for FY2027, FY2031, and the one-year action plan for FY2027.

[06:24:39] The proposed five-year plan complies with HUD regulations to identify priorities and strategies to address affordable housing, homelessness, public services, neighborhood preservation and revitalization, and economic development. With the one-year action plan disclosing the county's intended use of Community Development Block Grant, CDBG, Emergency Solutions Grant, ESG, and Home Investment Partnership Program funds.

[06:25:06] The consolidated plan and action plan incorporates previous public input, is consistent with the board's priorities for affordable housing, the Community-Wide Housing Strategic Plan, County-Wide Strategic Plan, FCRHA Strategic Plan, and also supports the county's One Fairfax policy.

[06:25:25] CCFAC authorized the release of the draft plans at their January 13, 2026 meeting, and the public comment period will end at the conclusion of this evening's board public hearing. Funding estimates used in the proposed FY2027 action plan are based on averaging the county's actual CDBG and home funding awards during the FY2023-FY2026 performance periods, as well as using the county's actual ESG award from FY2026.

[06:25:56] Fairfax County's estimated HUD grant awards will be adjusted according to a contingency plan after HUD notification of the actual FY2027 grant awards. The proposed action plan includes a total of \$8.4 million in grant funding, which is nearly \$5.9 million in CDBG, \$2 million in HOME, and \$510,000 in ESG, as well as estimated program income.

[06:26:23] CCFAC will incorporate all public comments received during the public comment period and at today's Board's public hearing prior to forwarding the final five-year consolidated plan for FY 2027, FY

2031, and the one-year action plan for FY 2027 for approval by the Board of Supervisors on May 5th.

[06:26:42] Thank you. Thank you very much for that presentation. Are there any questions of staff? Any questions of staff? Seeing and hearing none, this is a public hearing. I do have two speakers who have signed up in advance. one by phone and one in person.

[06:26:59] Our first speaker is Esther Daniel, to be followed by Edgar Ballastas. So first, we're going to start with Ms. Daniel. Can you hear me okay? Good evening, Chairman. Yes, I can hear you. Thank you. Welcome. The floor is yours. Thank you.

[06:27:16] Good evening, Chairman and Board of Supervisors. I am Esther Daniel. I am the Executive Director for Reset 180, which is a Virginia-based nonprofit that fights human trafficking. The board has a long history of supporting human trafficking awareness and efforts to combat human trafficking, including past regional task forces and the massage ordinance that addresses IMB.

[06:27:40] So I'm very grateful for Chairman and the Board of Supervisors who have been proactively addressing the crime of human trafficking in Fairfax. As you know, there are many forms of human trafficking, and the needs of human trafficking victims are highly unique, even unique to victims of domestic violence.

[06:28:00] So typically, if it takes a person a month to receive healing from trauma, a victim of human trafficking will need seven times the care. We've also had conversations with several domestic violence shelters, homeless shelters, who say that they are ill-equipped to support victims of trafficking due to the extensive trauma that they have been through.

[06:28:24] And that is why I'm testifying before you today to include human trafficking victims as a population of focus for resources in the consolidated plan. In working with partners and clients at Fairfax County and across the region, one thing is abundantly clear.

[06:28:41] There is no dedicated service pipeline for human trafficking victims in Fairfax County. And there is no dedicated housing for human trafficking victims in Fairfax County or even regional. Regular shelters and shelters for victims of domestic violence do not adequately address the unique needs, as I mentioned earlier.

[06:29:02] We have worked very closely with law enforcement, Virginia State Police, Fairfax County Police Department, FBI. And one of the constant challenges is where do we house the men right after they're removed from trafficking? And sometimes even a few years after being removed from trafficking situations, they haven't stabilized because they haven't received the help they need.

[06:29:26] And so I appeal to Chairman and the Board of Supervisors, human trafficking victims represent the nexus of many of the vulnerable populations already identified in the consolidated plan, including low-income, homeless, often women but not always, and non-English speaking, but their needs are distinct.

[06:29:48] I urge you to include human trafficking victims' support as a part of the consolidated plan, adding human trafficking victims as a specific population for priority area one, homelessness prevention and rapid rehousing, priority two, affordable housing development and preservation, and priority area five, public services.

[06:30:11] Thank you for your time. Thank you for your attention. Thank you very much. For your testimony, is Edgar Balastas here? If you could come on down. And is there anyone else here in the auditorium that wishes to speak on this specific matter?

[06:30:27] Anyone else who wishes to speak on this specific matter? Okay. Welcome. Thank you. Good evening. My name is Edgar Ballistas. I'm the chair of the United States Liberty Party of Virginia and a resident of Fairfax County as well. I'm here to represent thousands of residents who are tired of being treated as an inexhaustible ATM of the government that refuses to live within its means.

[06:30:54] And that makes me ask, are you truly aware of your role here? Because, well, I already listened to many things here about affordability and doing the right thing. And I do believe that perhaps you feel that way.

[06:31:09] But if you want to do the right thing, you should stop the tax hike, right? Because, you know, you're not rulers. You're public servants. And, you know, you're mainly employees. So you work for the people of Hercules County.

[06:31:25] Now the other way around. You manage a multi-billion dollar budget, but somewhere along the way you started acting like it's your money. And it's not. It belongs to the people who wake up every morning, go to work, and trust you not to waste what they earn.

[06:31:42] And right now, you're squeezing them. Last year alone, you raised property taxes. Two months ago, you imposed a 4% meals tax. So if you're discussing here affordability and affordable housing and you make meals more expensive, so what are we talking about here?

[06:32:03] Especially for the underserved communities, Mr. Lusk. Despite voters rejecting it twice, I'm talking about the meals tax, right? And now you're preparing another effective tax increase while calling it flat. Let's be clear, when assessments go up and you keep their weight the same, you're still taking more money.

[06:32:28] That's not neutrality, that's extraction. Families are being squeezed from every direction, housing, food, energy, and instead of relief, you're taking even more. At some point, this stops looking like governance and starts looking like a system where people are expected to work harder and harder just to hand more and more of their income over to a government that refuses to control itself.

[06:32:53] That's not sustainable. And frankly, it starts to resemble a form of modern economic slavery. Now, let's talk about Stonecroft. This land becomes to the taxpayer, not to you, not to insiders, and not to prearranged deals.

[06:33:13] If it's truly surplus, then open it to the market, auction it, and let people compete. Because anything else raises a very simple question. Who's this really being managed for? The public or a select few.

[06:33:32] And here's a reality people understand very well. Your role is not to engineer outcomes. Your role is to manage responsibly. Your role mainly is like an HOA manager, right? So I bet that you wouldn't like your HOA manager just to invent new fees and raise the 60s once every year and take money out of your pocket every time they feel like, right?

[06:33:56] And I bet that what would you do is to fire that manager if they would do that, right? So you're in many ways like that HOA manager right now. And your job is very simple.

[06:34:12] Keep things functioning. Keep things nice and clean. And that would work very well for everybody here. But yet here, that behavior has become normalized. New taxes, higher assessments, more revenue every year.

[06:34:28] And still, somehow, it's never enough. So let me say this clearly. If you can't find savings in a multibillion-dollar budget, then the problem is not the taxpayers. The problem is your management. And if you can't fix that, then with all due respect, you shouldn't resign.

[06:34:49] Thank you for your time. Sir, thank you for your testimony. Did you have any specific testimony regarding the proposed five-year consolidated plan that this public hearing is on? Well, yeah, I just smashed it. I just wanted to make sure that that was what you were testifying for, correct? Yeah, exactly.

[06:35:04] Okay. All right. Thank you. Okay. Thanks for your time. All right. Let me ask if there's any, is there anyone else here present who would like to speak on this specific matter? Anyone else present who would like to testify? Not seeing or hearing anyone. Let me ask if we have any callers.

[06:35:20] We do have one caller, Shelby Simmons, speaking as an individual. Okay. Can you hear me okay? Are they on the line now? Yes, I am. Okay. Welcome. The floor is yours. Hi, my name is Shelby Simmons. I'm a resident of Fairfax County. I was going to speak on behalf of the Consolidated Fund and just raise awareness for a vulnerable population of human trafficking survivors. As Mrs. Daniel had previously mentioned, that is a population very close to my heart. I've seen it personally impact people both in this community and beyond, and I just would like to propose a bit of an awareness on that. As homelessness is a significant issue that affects

[06:35:58] Fairfax County, homelessness also impacts trafficking survivors, and they need access to affordable housing. And as someone who's trying to navigate the housing market myself, with the average housing cost in my area being about \$1.9 million just to buy a house, I completely empathize with the vulnerable populations who suffer from homelessness and human trafficking.

[06:36:22] I thank you so much for your time, and I just would like to simply ask to be asked for support for human trafficking survivors on this consolidated plan. Thank you. Thank you very much. And that was our only caller. Okay. Then that completes our public testimony.

[06:36:38] Closing comments and a recommendation from staff. Thank you, Chairman McKay. Staff recommends that following the public hearing, the board forward comments received on the proposed five-year consolidated plan for FY 2027-2031 and one-year action plan for FY 2027 to the CCFAQ for its consideration before the CCFAQ makes its final recommendation to the board for action on May 5, 2026. Thank you very much. Are there last call, any questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Vice Chair

[06:37:15] Smith for a motion. Thank you, Mr. Chairman. I move that the board approve the county executive's recommendation to forward comments received on the draft five-year consolidated plan for FY 2027 through 2031 and one-year action plan for FY 2027 to the Consolidated Community Funding Advisory Committee, CCFAC, for its consideration before the CCFAC makes its final recommendation to the board for action on May 5, 2026. Chair, we'll second that motion along with Supervisor Lusk.

[06:37:48] Any discussion on the motion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. Thank you very much. Next,

we have a public hearing on and approval of the proposed sale of sewer revenue bonds 2026A and sewer revenue bonds series 2026B.

[06:38:13] And as soon as staff is ready, we would welcome a staff presentation. Thank you, Chairman. Thank you, Board members. This is Joe Lahate, Budget Office, joined by Ellie Cotting, Public Works, and Emily Smith, the County Attorney's Office. Thank you. Before you, you've got a plan of finance for sewer revenue bonds, separate and distinct from the county's traditional approaches of general obligation bonds, proceeds of which are paid back by the net user fees within a separate standalone enterprise fund, which is the sewer system.

[06:38:37] As you know, obviously, the majority of the contributions in this case go towards renovation of the plant, gnomon coal, coupled with the conveyor systems, all things infrastructure, pipes, pumping stations, leading to the actual plant, and our share of our buy-in costs with our respective inter-jurisdictional wastewater treatment plant partners as well, too.

[06:38:55] So any questions? That really kind of summarizes all things while we're here. And fingers crossed, market conditions will continue to hold. We may have a refi opportunity coupled with this. We essentially would kill two birds in one stone. Thank you, Chairman and Board. Thank you very much for that presentation. Are there any questions of staff?

[06:39:11] Seeing and hearing none, this is a public hearing, and I do not have anyone who has signed up in advance to testify on this specific matter. Is there anyone here present who would like to speak on this subject? Anyone present who would like to testify? This is a public hearing. Seeing and hearing no one, let me verify we have no callers.

[06:39:29] There are no callers. No callers. Any closing comments or recommendation from staff? Staff recommend approval of the plan of finance. Thank you very much. Last call, questions for board members. Seeing and hearing none, I will now close the public hearing. I'm going to hand the gavel to Vice Chair Smith so that I can make the following motion.

[06:39:48] I move that the Board adopt, one, the series resolution authorizing the sale of sewer revenue bonds Series 2026A, and two, the series resolution authorizing the sale of sewer revenue refunding bonds Series 2026B. I further move that the Board direct the Clerk of the Board of Supervisors to file certified copies of the series resolutions with the Circuit Court.

[06:40:10] I'll second that along with Supervisor Lusk. Any discussion on the motion? Seeing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Thank you very much, Supervisor Smith, and thank you to staff. We are going to move on to our next public hearing, which is on the sale of a portion of county-owned property at 3721 Stonecroft Boulevard to SCG Global Holdings, LLC, in the Sully District.

[06:40:40] And there's a number of staff folks who are coming on down. I'm going to give them a second to get organized. And as soon as they are ready, we would welcome a staff presentation.

[06:41:22] We're going to need to raise the volume somehow or make sure the mic is powered on. We can just start over. Sure. Good evening, Mr. Chairman and the Board of Supervisors. I'm Vrishali Oak with the Department of Public Works and Environmental Services. And I'll be providing you with an overview of the proposed sale of a portion of county-owned property at 3721 Stonecroft Boulevard in Chantilly.

[06:41:46] I'm also joined by staff from the Department of Public Works, Planning and Development, Office of the County Attorney, and the Police Department to help answer any questions that you may have. Staff is requesting that the Board of Supervisors approve the sale of a portion of county-owned land to SCG Global Holdings and authorize the county executive to execute a purchase and sale agreement with SCG.

[06:42:12] By way of background, the county received an unsolicited offer to purchase a portion of the police training facility property located within an industrially zoned area. After reviewing the proposal, the county contacted other developers in the area to gauge additional interest and potential offers.

[06:42:31] We received and considered those additional offers. The county obtained an independent third-party appraisal of the property and ultimately selected the highest offer, which well exceeded the appraised value. A key condition of the potential sale was ensuring that all existing programs currently performed on the site could be replaced and accommodated within the county retained portion of the property. The Board of Supervisors owns the property located at 3721 Stonecroft Boulevard. The property comprises approximately 128 acres and is situated within an established industrial corridor

[06:43:10] adjacent to Dulles Airport, currently zoned I-5 with portions of I-3 zones within it. Surrounding uses include office buildings, the Stephen F. Adbar-Hazi Center, and other data centers in the immediate vicinity. The property houses the Fairfax County Police Department's Emergency Vehicle Operations Center with a driver training track, skid pan, classrooms, and maintenance bay, the firearms training center with firing ranges, rifle range, live firehouse, also the canine training facilities and supporting facilities such as an ammunition

[06:43:50] storage building and explosive ordnance storage. Currently, these facilities are not optimally located on the 128 acres. By reconfiguring the site layout, the county can retain the space needed for our facilities and over 40 acres can become available for other industrial development.

[06:44:08] Separately, the county's approved capital improvement program includes funding of \$88 million for the construction of a new criminal justice academy building on the property, which would be co-located with these existing public safety training facilities.

[06:44:28] The proposed sale includes approximately 41.7 acres on the southern portion of the property for the potential development of a data center. The county will retain approximately 86.2 acres on the northern portion of the property.

[06:44:46] This retained area will accommodate a redeveloped public safety training campus which will replace the existing facilities and allow the county to continue providing the services currently conducted at the site. The redeveloped campus will also include a new criminal justice academy consistent with the capital improvement program to be co-located with the other training facilities.

[06:45:09] The purchase price is \$4 million per acre for a total of \$166.8 million for the 41.7-acre parcel. The key considerations and benefits of the proposed sale include that the county would use the \$166.8 million proceeds from the sale to construct on-site new and improved replacement training facilities on the county retained portion.

[06:45:37] The current county facilities are approximately 29 to 33 years old. If not funded through the proceeds of this sale, the significant upgrades required in the near future would need to be funded through general obligation bonds. Proceeds from this sale would support the replacement of these aging facilities and enable the development of a modern police training campus that improves operational

efficiency and enhances training conditions for recruits and in-service officers while minimizing disruption to ongoing operations.

[06:46:12] The anticipated data center development is expected to generate new tax revenue for the county's general fund, conservatively estimated to exceed \$20 million annually. Staff has negotiated the terms of the purchase and sale agreement, which outlines the earnest money deposits and final payment terms, establishes the anticipated closing timeline, and includes key conditions governing the transaction.

[06:46:43] These conditions include a contingency period during which both the county and SCG must pursue and obtain the necessary development approvals for their respective parcels. The agreement also allows either party to terminate the PSA if required, approvals are not obtained, or if other conditions or obligations of the agreement cannot be satisfied. A full draft of the purchase and sale agreement is available for public review on the county's website and through the clerk's office to provide a quick overview of the next steps and project timeline if staff receives approval today

[06:47:21] the county and scg will proceed with execution of the psa execution of the psa will initiate the contingency period during which both parties will begin design of their respective developments and proceed through the required regulatory review and approval processes as is typical for public and private development projects the county's redevelopment will require review and approval through the 2232 process and any zoning action related to the scg development will depend on its final design to allow sufficient time for both parties to seek the necessary

[06:47:57] approvals the contingency period is proposed to last one year following execution of the psa and is currently anticipated to extend through mid-march of 2027. the psa includes provisions allowing each party to terminate the agreement if the required conditions are not satisfied within this time frame. Assuming the necessary development approvals are obtained and the PSA remains in effect, the parties anticipate proceeding to closing in April of 2027. Following closing, the county will continue the design and construction of the police training campus

[06:48:32] with completion currently estimated for spring 2031. In summary, staff requests board approval to execute the PSA. The proposed sale allows for optimal use of the parcel while improving upon the county's existing training and capabilities.

[06:48:51] It also provides the opportunity to utilize the sale proceeds towards modernizing the county facilities to improve operational efficiency. This public hearing is only for the sale of the property and does not constitute approval of a specific development. Both SCG's proposed use of the purchase portion of the property and the county's future redevelopment of the retained portion will be subject to the county's standard regulatory review, including site plan and permit approvals required prior to any development.

[06:49:23] This concludes our presentation and we would be happy to answer any questions you may have. Thank you very much for that presentation. Are there any questions of staff at this time? Seeing and hearing none, this is a public hearing and I do have a number of speakers who have signed up in advance to testify.

[06:49:40] If I've called your name, please come down close so that you're ready to testify when it's your turn. I'm going to call speaker number one, but I've been told that she's not available because she is sick.

But let me double check. Joanne Walton, I'm going to make sure I call her. Speaker number two is David Browning.

[06:49:59] Speaker number three will be Renee Grebe calling in. Speaker number four is Susan Marcus. And speaker number five is George Landreth. If I called your name, please be down here close and ready to testify when it's your turn. And we will begin with speaker number two, David Browning.

[06:50:16] Welcome. Thank you. Good evening, members of the board. I stand here today to strongly oppose the proposed sale of land owned by the Fairfax County Police Department for the probable development of a data center.

[06:50:38] This land exists to serve the public, not private industry. Public safety property is a long-term community asset. Once it's sold, we don't get it back. We need current space, which provides a needed training resource.

[06:50:54] As our county continues to grow, the need for training facilities, operational space, emergency response staging, and future public safety expansion will only increase. Selling this land today to an unsolicited proposal for short-term financial gain risk, thus limiting our ability to serve residents tomorrow.

[06:51:20] Indeed, the proposed sale reflects loss of approximately half of the police, road, and driving course, rendering it unusable. For a replacement road and driving course, the county would be financially unable to purchase the same acreage in the county for the sale price.

[06:51:46] While data centers may generate tax revenue, they also come with real costs. Massive energy consumption, a strain on our power grid, increased water use for cooling, constant industrial noise, and heavy construction traffic.

[06:52:03] These impacts directly affect nearby neighborhoods and quality of life. Unlike schools, parks, or community centers, data centers provide few local jobs once built. Past and future tax breaks have brought about a flurry of new data centers, which are now straining the power grid.

[06:52:24] because many baseload coal and nuclear plants retired as they struggled to compete with cheap natural gas and subsidized renewable power. Fairfax County is already one of the largest data center markets in the world.

[06:52:40] We do not need to sacrifice public safety land to maintain that position. Economic development should not come at the expense of essential public infrastructure. We must ask ourselves, what message does it send when we prioritize corporate development over long-term community safety planning?

[06:53:03] Public land should remain public when it serves a critical mission, as it does now. I urge you to reject this sale and instead preserve this property for future public safety use. Let's make decisions that protect both our community today and its needs for decades to come.

[06:53:22] Thank you. Thank you very much. Speaker number three is Renee Grebe. Can she hear me? Are you on the line, Renee? Yes, I am. Welcome. The floor is yours. Thank you. Good evening, Chairman McKay and members of the Board of Supervisors. I am Renee Grebe, a Fairfax County resident and Nature Forward's Northern Virginia conservation advocate.

[06:53:41] As Washington, D.C. region's oldest independent environmental organization, two of our core conservation advocacy priorities are human health and fighting the climate crisis, two issues of concern with this proposed sale of county land to a data center developer. Nature Forward opposes this approval of the sale.

[06:53:59] First and foremost of our concerns is the troubling lack of transparency for this entire process, which was only revealed to the public through a news report, really, about a month ago. The draft board packet posted, I think about last week, directed the public to fairfaxcounty.gov.

[06:54:15] Yes, the main homepage of the county to find the page for this proposal. Even when I called the phone number listed to help me find this page, the staff could not find it and had to get back to me. After talking with them for seven minutes, they were not able to successfully find it.

[06:54:31] But they did find it eventually and emailed it to me. And as I read the website, the county seemed to understand how unpopular this proposal is to sell our finite county land to a data center developer. The website's careful wording uses phrases like, quote, approval of the PSA does not approve a data center use.

[06:54:48] And, quote, if a data center requests a special exception, the request will go through the full review and a public hearing process. end quote. The website never directly tells the public that, yes, once the land is sold, the data center can be built there by right with no further public input. Let's talk about the county climate goals. Allowing this sale paves the way for building a by right data center on land previously owned by the county. Selling off county land to a data center developer at the developer's request for an industry known to contribute increased emissions and air

[06:55:23] pollution undermines Fairfax County's climate goals to, quote, address the cause of climate change through emissions reduction, end quote. According to publicly available records on this sale, there are no stipulations that buy right data center use must be using renewable energy and battery storage. The county's development decisions can and do influence carbon emissions.

[06:55:47] Our publicly owned land should be used to further our county climate goals, not undermine them. Earlier tonight, I testified in support of affordable housing developments on the current site of the Franconia Government Center. What a great project to use county-owned land to further county goals. While the Stonecroft site would not be appropriate for housing, it could be used to generate clean solar energy or provide for an indoor facility such as a fire station or sports center.

[06:56:12] Furthermore, Nature Floor is concerned about the public health and equity concerns of building a data center on this site. We have a strong concern about publicly owned land being transformed into a data center complete with dozens of backup diesel generators and the very real possibility of on-site gas turbines to power the facility, given that the current grid doesn't have the capacity for more data centers.

[06:56:34] Dirty data centers like this already are in operation in Loudoun County. According to a study by Caltech in 2024, the emissions from just Northern Virginia data center diesel generator maintenance is estimated to cost Fairfax County residents \$20 million per year in public health costs.

[06:56:52] Air pollution does not know jurisdictional lines. While this site is in Sully District, the impacts will affect all of your constituents. Swapping our human health for revenue is not a tradeoff we want to make. Of particular concern is the Meadows of Chantilly, a 500-unit mobile home community.

[06:57:09] already being impacted by forthcoming by right data center development at their doorstep by this same developer. Meadows of Chantilly is less than a mile from this site. Residents there will be subject to the cumulative impacts of data centers in this area, and the county will be complicit in that equation. How is this sale in line with the county's own One Fairfax equity policy?

[06:57:31] The approval of this sale will confirm that the county is willing to sell off our public land for revenue over climate goals and health. Nature Forward opposes the approval of this sale. Thank you very much, Ms. Grevy. Speaker number four is Susan Marcus, to be followed by George Landreth, Ronald Wilcox, and James Parmelee.

[06:57:51] If I called your name, please be ready to testify. There are seats right down here for anyone who wants to head on down. Welcome, Ms. Marcus. Thank you. I'd like to begin, actually, I have some prepared remarks. I'll probably read them because I'm a nervous speaker. I'd like to thank all of you for your diligence and your endurance for being here all day.

[06:58:13] And I'd also like to thank you for thanking your staff. I've never been to a meeting where the staff has heard from supervisors that their work is appreciated. And I've been on the other end of that.

[06:58:29] It's nice to hear. I have comments, and I will also have a copy of those to submit. The county property on Stonecroft Road is being split, with part of it being sold to SCG Global Holdings.

[06:58:46] The board staff has recommended the sale. A sales agreement is attached to the background materials provided to the board. The sale has not been properly vetted to the county citizen. I object to it proceeding. The subject and consequences of the sale have not been thoroughly aired in public.

[06:59:06] Background materials inform us that funds from the proposed sale would be used to fully fund a police training facility and help fund a new criminal justice academy. However, by selling part of the land now used for the current police training facility, there is less available for county use.

[06:59:24] As shown on the county maps, which were shown to us earlier, a large part of the driving track is being sold. There is no additional land to replace that lost track area. That does not benefit us, the citizens. No information is provided on a needs assessment for a totally new facility.

[06:59:45] So who benefits by having a data center? Not the county citizens. Electricity rates for residential customers have risen disproportionately to those of commercial customers and have risen much faster than rates for data centers. As shown in an analysis by Yale, which is attached to my comments, electricity use by data centers is far outpacing residential and commercial use.

[07:00:10] And the rate of electricity use by data centers is increasing rapidly. The same analysis shows that residential costs of electricity are rising much faster than the cost to industrial consumers. Residents of Fairfax County who struggle with the cost of living here will be hurt most directly when their utility costs increase.

[07:00:35] Data centers require major electricity transmissions infrastructure. The new data center in Chantilly may necessitate new power lines through our residential communities. The cost of transmission lines will be passed on to power users, including us. Data centers consume massive amounts of water for cooling.

[07:00:55] The water is a basic need for people, people in agriculture and businesses. More data centers mean more water used for them and less for other uses. Would you like me to stop here? If you could

please just sum up, that would be great. They proved to me that this is not a foregone conclusion.

[07:01:14] It seems to be that this is an open discussion of possibilities and consequences. I don't approve the sale of this facility, and I hope you will join me. And at very worst, as I've seen today, I think you've approved everything.

[07:01:30] I'd like to see you at least postpone the decision on this one. Thank you very much for your testimony. I would just say a lot of things never get approved. They don't make it here. They don't make it to this point in the process, but thank you for your testimony. And our next speaker is George Landreth.

[07:01:49] Welcome to be followed by Ron Wilcox and James Parmalee. Welcome. Thank you. Good evening, and thank you for the opportunity to speak tonight. My name is George Landreth. I live in Chantilly near Poplar Tree Elementary School, and I want to express my support for authorizing the sale of this county property and the redesign of the police training campus.

[07:02:10] This proposal represents a rare opportunity for Fairfax County to strengthen public safety while also being good stewards of taxpayer dollars. First, the sale would generate approximately \$166 million in revenue for the county. That is an extraordinary return on land currently used for aging training facilities that will soon require significant investment to modernize and update.

[07:02:35] Second, the plan allows the county to redesign and upgrade the entire police training campus, including driver training track, firearms training center, and other facilities, creating a more modern and efficient training environment for our officers.

[07:02:54] And better facilities mean better training, and better training ultimately means greater safety for both our officers and the public that they serve. And then third, the redesigned campus is expected to reduce long-term maintenance costs, saving taxpayers money year after year instead of simply spending more money maintaining an outdated facility, and the county can build smarter, more efficient infrastructure for our law enforcement.

[07:03:28] And fourth, the proposed data center would generate over \$20 million annually in new tax revenue once it's operational, and that recurring revenue could help fund schools, transportation, public safety without raising taxes on residents that are already paying a lot of taxes and struggling.

[07:03:50] And then importantly, this site is located in an existing industrial corridor. It's surrounded by office parks and other data centers. It's not adjacent to residential neighborhoods, and there are no residential development plans for that area.

[07:04:09] So in short, this proposal provides Fairfax County with a triple benefit. One, a modernized police training facility, and also significant taxpayer savings, and a major new source of annual tax revenue.

[07:04:27] And opportunities like this, where the public safety improves and taxpayers benefit at the same time, do not come along very often. So I think that's what makes it particularly positive. And so I respectfully encourage the board to approve the sale and to move forward with the redesign of the police training campus.

[07:04:46] Thank you for your time this evening. Thank you. Speaker number six is Ronald Wilcox, to be followed by James Parmalee. Welcome. Mr. Chairman, members of the Board of Supervisors, my name is Ronald Wilcox, and I have lived in Springfield since 2003, and Pat Herity is my supervisor.

[07:05:08] I am here today to strongly support this proposal that would generate substantial new revenue for Fairfax County without increasing the tax burden on our residents in any way, and would deliver real lasting benefits to our police force.

[07:05:24] By selling a portion of the underutilized land at the county's police training campus in Chantilly and directing the full proceeds according to approximately \$167 million into a complete redesign and modernization of the remaining training facilities on the site, we have a genuine win-win for our county, our law enforcement community, and every Fairfax taxpayer.

[07:05:52] Our dedicated officers deserve world-class training grounds to prepare them for the challenges they face every day. Many of the existing facilities were built decades ago as temporary structures are now, and are now outdated.

[07:06:08] This plan will replace them with state-of-the-art infrastructure, including a new emergency vehicle operations course, improved firearms and rifle ranges, enhanced canine facilities, and other critical updates. These improvements will enhance the officer's safety effectiveness, reduce long-term maintenance costs for the county, and free up other public safety bond funds for additional priorities.

[07:06:31] The site is ideally located in an established industrial corridor, well-separated from residential neighborhood, making it a responsible and logical use of county assets. When we have this kind of opportunity to optimize underused public land, bring in significant resources and turn those resources directly into superior training for our brave law enforcement officers who protect us, who could possibly oppose it.

[07:07:06] I urge the Board of Supervisors to approve this forward-thinking plan. It demonstrates excellent stewardship of taxpayer resources while giving our law enforcement professionals the modern facilities they have earned. Thank you.

[07:07:21] Thank you. Our next speaker is James Parmalee, to be followed by William Walsh and Ann Bennett. If I called your name, please come on down here close and be ready to testify. Welcome, James. Welcome. Thank you for having me. Happy St. Patrick's Day.

[07:07:36] As you can see, I'm wearing the green, but I am here to back the blue, and I think that this project is a fantastic idea. You have a wonderful opportunity to modernize the police training facility without it costing the taxpayers money, and it's interesting.

[07:07:57] The police have been taking a lot of knocks recently, most of them unjustified, and I would think this would be something everyone could agree on. the police want better training facilities the police want more modern training and those who are not fans of the police would probably want them to have more training also so anything we can do to get them better training to protect themselves and to help them protect us is a good thing to do and to be able to do it with land we already have land that we can get a good price for and to not burden the taxpayers any more than they already are burdened is a good thing as you all

[07:08:35] know, we're going to have the budget hearings, the budget public hearings coming up in about a month, and this would be one thing to take off the table. You wouldn't have to, you know, this would be a chunk of money that you would already have in the coffers. This would also be a project that you wouldn't have to worry about.

[07:08:51] You would already have the money to modernize these facilities. So, you know, this is really an absolute no-brainer, because you know at those hearings, which will be even longer than today's hearings. I got here before 4 for the 4 o'clock hearing, so these hearings can go on quite a long time.

[07:09:11] And you will be faced next month with hour upon hour of people coming to this podium and asking for more money for their favorite projects. You will be having people come here asking for lower taxes to keep money in their pockets. You won't have to worry about the police training facility because that will already have been taken care of tonight by you all voting yes.

[07:09:32] So I urge you to do the fiscally responsible thing, to do the right thing for public safety and the right thing for taxpayers and the right thing for our fine police who face dangers every day. So please vote yes. Thank you. Thank you. Our next speaker is William Walsh to be followed by Ann Bennett.

[07:09:50] We have a caller, Ting Weymouth, to be followed by Kevin McGonigal. If I called your name, please be ready to testify. We are on speaker number eight, William Walsh. Welcome. Good evening, Mr. Chairman.

[07:10:06] and Fairfax County Board. I spent a couple hours putting a few things together here, basically about the technology aspect of the things we're talking about. My love for technology started when my father took me to the Walt Disney movie, The Great Locomotive Chase. I started drawing lots of locomotives in kindergarten after that. Then the names of Gagarin and Shepard became notable, and the evolution of machinery propelling us to the heavens turned me into a bonafide space

[07:10:41] cadet. The transformation of many technologies during my lifetime, especially using electrons and semiconductors, have brought our people, our civilizations, to the realization of many accomplishments and to the brink of many new horizons. Computer hardware has given us a critical mass of functionality, and evolving software is slowly but relentlessly making big and important changes to our lives.

[07:11:12] Data centers are an important part of that change and are necessary for the full implementation of the endeavors of artificial intelligence, its gains, and realized potentials. Now, China is very much our main competitor in developing artificial intelligence.

[07:11:32] For years, consumers, as consumers, we get many, many things from China, from clothing to advanced, scientifically precise machines we use in our laboratories, factories, and hospitals. I offer this particular perspective.

[07:11:51] A very prescient chemical engineer talked to my computer club a few years ago about the publishing of scientific and engineering papers. In 2008, the United States published 394,000 of these papers.

[07:12:07] China published 250,000. Ten years later, in 2018, the U.S. published 423,000 papers. China published 528,000. I checked today and found that in 2025, the U.S. published 600,000 scientific and engineering papers.

[07:12:32] China published 1.2 million. Against this looming technological scenario, we have a great challenge in getting our data center infrastructure up and running. I am trying to give an impetus to the important decisions to be made about selling part of the Fairfax Police Training Campus.

[07:12:53] You board members have important decisions to make that ultimately affect not just Fairfax and Virginia, but our nation as well. So I hope you vote yes on this sale. Thank you very much for the disciplined and timely decisions you will be making.

[07:13:10] Thank you. Thank you for your testimony. Our next speaker is Ann Bennett. Is Ann Bennett here? Okay. That's not Ann Bennett, but we have a fill-in for Ann Bennett to be followed by Ting Weymouth on the phone, Kevin McGonigal, and Tyler Ray.

[07:13:30] And Tyler Ray is listed as a caller, but I see him here, so I know he'll be testifying in person. Welcome, Ann Bennett. Thank you, Chair McKay. Ann Bennett has actually had to attend and speak at another event, so I'm speaking in her place.

[07:13:48] I'm Douglas Stewart. I'm chair of the Great Falls Group of the Virginia Sierra Club with more than 4,000 members in a four-county area, including Fairfax. It's not too late to do the right thing and reject the proposal for Fairfax County to sell nearly 42 acres of county-owned land at 3721 Stonecroft Boulevard to the Starwood Capital Group, the major data center developer in the county.

[07:14:17] Ultimately, the county may decide that selling this publicly-owned parcel to this particular developer for this particular use is the best use for the land. However, that decision should be made only after a transparent process that includes careful and public consideration of the pros and cons, possible alternative uses for the property, and a competitive bidding to ensure the deal is in fact a good one for taxpayers, residents, and the county overall.

[07:14:47] To ensure this happens, the board should reject this deal and establish a transparent public process to determine how to handle this publicly owned asset. The county has been working on this land in secret for nearly a year without providing any notice or opportunity for the public to weigh in.

[07:15:05] Why the secrecy? The county signed final agreements last summer before quietly giving county residents a short amount of time, a short amount of notice to advertise a public hearing that at this point seems clearly intended to be nothing more than pro forma. Why the sudden rush now when this agreement has been in place for months?

[07:15:25] Taxpayers and residents of Fairfax County have been left out in the dark all this time. Now, the developer and our local government appear joined at the hip in pushing through a done deal. There was no public debate or process, and because the zoning for this land is by right, allows data centers by right, there will be no public hearing for approval of a data center campus there.

[07:15:49] The basic public trust is violated when public involvement is removed from the decision-making process. Trust in government is very fragile right now. This further undermines that. There are additional reasons to reject this deal.

[07:16:06] Western Fairfax is part of a growing regional pollution corridor of diesel generators. In fact, an over 2 million square foot project underway by Starwood for Amazon Web Services and not far from the police training facility has approved permits for 74 industrial diesel generators, 70 of which are allowed to run on a non-emergency basis.

[07:16:26] Of the 8,000 approved generators in the vicinity, Nearly 20% are approved for non-emergency use and not subject to the 500-hour annual limits. The impacts of this dirty energy infrastructure will

affect the health and welfare of residents throughout western Fairfax and beyond, since air pollution and toxics have no boundaries.

[07:16:46] We are all at risk as the cumulative health impacts of toxic emissions increase over time, and it doesn't appear that these impacts were considered in the transaction. Lack of a public process means no alternatives could be offered or contemplated by other potentially interested parties.

[07:17:04] As one possible example, the county is finishing an exciting utility-scale solar project at Lorton, and these 42 acres could have been considered for clean energy to help the county meet its own climate goals. Why were clean energy alternatives not considered?

[07:17:21] We ask that the Board of Supervisors vote no on the sale of this land to Starwood. Thank you. Thank you, Douglas. Our next speaker is joining us by phone, Ting Weymouth. Are you on the line? Hi, I am. Welcome. The floor is yours.

[07:17:37] Thank you. Good evening, Chairman McKay and members of the Board of Supervisors. My name is Ting Weymouth. I live in Springfield, and I'm the Northern Virginia organizer for the Chesapeake Climate Action Network, or CCAN. CCAN's mission is to put our region on the path to climate stability.

[07:17:55] SECANN opposes this land sale proposal on the grounds that the county is failing to proactively plan for compliance with climate goals by imposing stipulations on the land use. We do have reason to believe that this land would be used for a data center based on who it's being sold to, and we have no idea what this data center will be powered by.

[07:18:16] There are no clean energy commitments from this proposed project. In response to a question in a letter we sent with other environmental advocates about requiring the data centers to procure new non-carbon emitting sources of energy, we heard from the county simply that Virginia law does not require that.

[07:18:34] This answer saps any confidence we have that the county will prioritize its climate commitments. We should not continue to engage in such business deals without paying close attention to the county's climate goals. I'm part of a grassroots movement here in Fairfax County and statewide.

[07:18:51] People are tired of data centers and big tech interests being prioritized before communities. And it's time for our government to catch up to public opinion. Increasingly, people understand the impacts of these kinds of projects, not just locally, but in terms of global climate justice.

[07:19:09] In the past week alone, we all saw the weather swing from 85 degrees to snowing in the 30s in less than a 24-hour period. And yesterday, our schools closed early due to severe thunderstorms, high winds, and tornado risk.

[07:19:24] Right now, globally, we're in a La Nina phase, which is a global cooling phase, and forecasters are predicting that we'll enter an El Nino cycle this summer. And with that will come more unpredictable and extreme weather. We need our county to step up and prioritize climate and emissions considerations when considering land sale proposals like the one in question.

[07:19:48] I have two young children, both currently in FCPS elementary schools, and if we're seeing climate change impacts here now, I am scared to consider what we'll all be facing soon. It's disappointing to see Fairfax County not requiring that any data centers built on this land must run on clean energy.

[07:20:05] We're past the point where we can afford a weak stance on this issue. Furthermore, locally, we want to make sure nearby neighborhoods, such as the Meadows of Chantilly, are being protected from impacts, including air pollution. Already, we're seeing a growing area of Fairfax getting polluted by the use of diesel generators in data centers.

[07:20:25] These have been shown to cause adverse health impacts for people living nearby, from asthma to diabetes, and when the wind blows, we're all nearby. Any new data center project should commit to being powered by 100% clean energy, such as solar with battery storage.

[07:20:43] DCAN is also concerned about the lack of transparency around the proposed sale. We're seeing data center projects move very quickly without transparency in Fairfax County and beyond, and we need to make sure there's adequate public input. Our impression is that this proposed sale was under discussion for nearly a year behind closed doors.

[07:21:03] Lack of a public process means that potentially interested parties and impacted parties have no chance to consider alternative uses for the land in question, such as using the land for clean energy infrastructure that would help lower our utility bills, would not increase air pollution and would help the county meet its climate goals. Data centers are changing the shape of Northern Virginia and of our Commonwealth's whole energy system. Virginian families are starting to see these impacts on our utility bills and in our air quality. We have to make sure that data centers are built responsibly and use clean energy. Solar energy is not only a cleaner option than fossil fuels, but it's also faster and cheaper to build. And that means when data

[07:21:43] centers are powered by solar and batteries instead of gas and diesel, our communities see benefits from our pocketbooks to the air we breathe. Additionally, with more transparency in terms of process and timeline, we'll be better able to take care of our communities and explore how the revenue from data centers, if they're to be built here, can be used to help our communities and our environment.

[07:22:06] TKIN respectfully asks that the Board of Supervisors vote no on the proposed land sale to Starwood. Thank you. Thank you. Our next speaker is speaker number 11, Kevin McGonigal, to be followed by Tyler Ray. Welcome.

[07:22:23] Thank you. Good evening. My name is Kevin McGonigal from the Mason District, and I've chosen for St. Patrick's Day to be here to testify in support of this decision. I was happy to hear last month in the FXL of this development deal that would make life better for the police while saving the taxpayers' money and finding a way to accommodate our needs for data centers without upsetting residential neighborhoods.

[07:22:51] Doing all these things at the same time is, I believe, an amazing opportunity, and you should vote yes. I've read, and I also heard tonight, confirmed in the initiating comments, that if the land sale is approved, the county will redesign its training center at virtually no cost to itself, freeing up bond monies to be used for other projects, also the additional revenue of \$20 million.

[07:23:19] When I've been listening to some of the concerns, it brought back about 15 years ago. I live off of Gallows Road, and the Holmes Run pool has been there now 70 years. And they had been approached to put in a cell tower by a multiple number of entities.

[07:23:37] And that process took about five years. And every fear, every fear imaginable of what might we experience by what's emitting from a cell tower was raised and proved to be not. And for the last 15 years,

I don't think that pool's had a raise in its fees to the consumer, to us, because it is defraying the cost, some \$50,000 of rental we receive, that allows those who have been attending a homes-run pool for that many years to enjoy that benefit.

[07:24:10] It's a positive use of a fusion of both public and private work. I also like to say I retired 10 years ago from the semiconductor world. I sold semiconductors and chips from 1977 to 2016.

[07:24:28] I witnessed the evolution. I'm not an engineer. I witnessed the evolution. And when I hear concerns about power, I'm not going to argue. I'm not an expert on how much the data centers are consuming now. But I would suggest in the research and development of NVIDIA, AMD, and whoever else, the next generation of chips will be twice as powerful performance-wise at one-fourth the power.

[07:24:52] So I'm not concerned of going forward what will happen in terms of power consumption. That's a separate issue to be addressed in terms of sources of power. All I'd like to say is as a taxpayer for 42 years, 43 years in Fairfax County, A deal like this can potentially help you hold the line on property taxes, then I'm for it.

[07:25:15] Thank you for letting me share. Thank you for your testimony. Speaker number 12 is Tyler Ray. After Mr. Ray, is there anyone else here present who would like to testify that has not signed up and has not already spoken? Okay. Welcome, Mr. Ray. Great. Thank you so much, Chairman McKay, Vice Chairman Smith, and members of the board.

[07:25:33] Thank you for the opportunity to speak. I'm here today to voice my strong opposition to this proposed land sale, a transaction that represents a profound breach of public trust and transparency. Please go back to the drawing board and get a better deal for the county.

[07:25:49] Every indicator suggests that tonight's hearing is merely a formality for a deal that was preordained in June 2025, complete with an escrow payment already in hand. I hope that I'm wrong. The public was kept in the dark, denied access to the letter of intent until civic organizations were forced to demand it, and bringing this to the public at the 11th hour solely to satisfy a legal requirement is not transparency, it's the illusion of it.

[07:26:15] This board bypassed any public process to determine the highest and best use of this land. You failed to explore any visionary alternatives, such as leveraging this same developer's other property in the county to secure a prime transit-oriented land for housing in a vibrant mixed-use community.

[07:26:34] In pursuing this unsolicited sale, the county appears to have abandoned precedent for open and transparent bidding. Let's look at the record. The two recent sales most similar in type to this one as fee simple sales both went through a rigorous request for proposal competitive process.

[07:26:52] The residences at Government Center face two just outside these doors and the original Lorton Prison site in Mount Vernon. Furthermore, county land sales typically go through the Public Private Education Facilities and Infrastructure Act process, which explicitly mandates competitive bidding and an open public process.

[07:27:11] Just look at the history across our county. The Lorton Landfill, or the Fairfax Peak Project, was also an unsolicited project, yet went through a competitive bidding process and at least opened the door for competitive bids. The North Hill and Laurel Hill projects in Mount Vernon District, the Dulles Green in

the Drainville District, Autumn Willow in the Springfield District, Crescent Apartments in Bowman Town Court in the Hunter Mill District, and Oakwood Senior Housing in the Franconia District.

[07:27:41] Every single one of these projects involve RFPs or open the floor for competing offers. Why was this sale treated so differently from all these other sales of county land? Furthermore, the justification for this sale, fully funding a police training facility, presents a false choice.

[07:28:00] As the son of a retired police officer who was forced to retire because of an on-the-job disability, I'm a strong supporter of police and this training facility. but we could easily fully fund this facility through the public safety bonds that voters routinely and overwhelmingly approve, leaving the proceeds of this land available for other critical county needs and the board's own self-identified priorities.

[07:28:26] The secret tactics are only half the problem here. The other half is the partner that you have chosen to go into business with. Starwood Capital Group has a checkered and concerning track record in Fairfax County, specifically regarding data center developments that encroach on our communities.

[07:28:42] Consider their three recent projects. First, placing polluting diesel generators a mere 50 feet from the residents of the Meadows of Chancellery Mobile Home Community and Vice Chairman Smith's district. Second, the disastrous Plotso 500 project in the Mason District, which the Virginia Legislature's JLARC Commission specifically called out for being, quote, too close to residential zones.

[07:29:07] Starwood has stubbornly refused to relocate a massive five-acre electrical substation that will be just 67 feet from Holmes, despite a viable alternate location existing less than half a mile away. And third, pushing two new data center buildings just a block away from the new Skyview High School, also in Vice Chairman Smith's District.

[07:29:29] These are all choices by the developer impacting residents. So why is the board choosing to reward these aggressively anti-resident development practices with more public land? Finally, and this may be most important of all, this is objectively a bad financial deal for Fairfax County.

[07:29:48] Data Center land is the goldmine of Northern Virginia real estate, yet you're considering a sale that looks like a wholesale gift. Over the last six months, Ashburn sites have sold for \$9 million an acre, a Leesburg site for \$6 million an acre, And Starwood itself purchased the Plaza 500 site in 2022 for \$4.8 million an acre.

[07:30:08] Yet for this buy-write project, the county is accepting just \$4 million an acre. Meeting a baseline third-party appraisal is not an excuse for ignoring the open market. By avoiding a competitive bidding process, you are leaving an estimated \$33 million to \$208 million in potential revenue on the table.

[07:30:26] The sales voluntary, you have every right and every responsibility to say no tonight. Please reject this deal, start the process over, put financial transparency, financial stewardship, and the residents of Fairfax County first. Thank you. Thank you. Thank you for your testimony. Is there anyone else here present who would like to speak on this matter?

[07:30:44] Seeing and hearing no one, let me ask if we have any additional callers. There are no additional callers. There are no additional callers. Closing comments and a recommendation from staff. Staff recommends that the Board of Supervisors approve the sale of a portion of county-owned land to SCG Global Holdings and authorize the county executive to execute a purchase and sale agreement with SCG.

[07:31:14] Thank you. Thank you. Any questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Vice Chair Smith for a motion. Thank you, Mr. Chairman. Mr. Chairman, I move that the board approve the county executive's recommendation to execute a purchase and sale agreement with SCG Global Holdings, LLC, for the sale of a portion of county-owned property at 3721 Stonecroft Boulevard in Chantilly, substantially in the form presented at today's public hearing.

[07:31:51] I further move that the board authorize the county executive or his designee to take such steps as are reasonably necessary to administer the agreement and effectuate the transaction contemplated by the agreement. You've heard the motion.

[07:32:07] Chair will second that motion. Discussion on the motion. Any discussion on the motion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And that brings us to public comment.

[07:32:26] And I'm going to just remind folks of the guidelines for public comment. Before we start our public comment, we will hear from residents on any issue except issues under litigation, issues that have been scheduled for a public hearing before the board, and personnel matters and or comments regarding specific individuals.

[07:32:47] Speakers must register in advance, and each speaker is given three minutes for their remarks. A maximum of 10 speakers may address the board during any public comment period, and speakers may address the board once during a six-month period. With that being said, I do have six speakers who have signed up to testify, and if we could keep our voices down, I would appreciate that.

[07:33:12] I do have six speakers who have signed up in advance to testify, Our first speaker is Julie Kasten, who I understand is not hooked up by phone and has said that she's not going to testify today. Is that right? Okay. And speaker number two also has said they are not going to testify, but I'm going to call just to make sure.

[07:33:32] Casey Rosales. Casey Rosales. Okay. Speaker number three has also said that they are not coming, but let me verify that. Anna Dixon. Anna Dixon. All right. And so then we will go to speaker number four, Nicole Miller, to be followed by speaker number five, Robert Hook.

[07:34:03] So I'm Nicole Miller. You probably all know me. I came here because I think it's important that the public have the right to speak on decisions that you guys make. When I moved to Fairfax County in 2016, in July, by October, my husband and I had been victims of car theft and a violent burglary at our new home.

[07:34:23] In our home, we watched from our security camera as our car drove out the driveway with everything for our business in it, about \$100,000 worth of loss. That car just drove away like it was no big deal. I didn't find out until later, after listening to the police scanner, that my car was never entered into the LPR.

[07:34:42] It stayed missing for 11 months. That car, when it was finally called back to me, I wasn't able to be able to find out what actually happened to it. because when I did a FOIA, even my name is redacted from my own police record. And to be funny, recently I asked for another FOIA.

[07:34:58] This is what I got, 10 years later. So I think it's unfair for residents to be put in that kind of situation, but that's not the only reason why I'm here to argue this. Lots of things happen on that police

scanner that you guys don't get to hear, but some of the things that we as residents hear are inaccuracies in data, a lot of things like misbehavior by officers.

[07:35:17] So last year, I actually heard several officers talking about a signal group, telegram group, that they were using in order to transfer our data amongst each other. That includes sharing social security numbers and IDs from different people and their photos and locations. I filed a complaint.

[07:35:34] The body camera footage was watched. Numerous occasions of that. When people come to you guys and say that you guys want to protect data, I understand we all want to protect data too. But most of the world's data has already been stolen by some entity or another, including our own credit card companies and our banks. So having safe data is really not a thing anymore these days.

[07:35:52] Having the ability to hear what's going on in your neighborhood is a thing. And so when officers come to you and they say things like, we want to protect the data of the residents, we also want to protect that too. They make comments about social media sites that post crime information, but never on those social media sites is anyone's data.

[07:36:10] What is posted is what's currently happening in the community. People want to know that. People bog down the 911 system asking what is going on, what is going on. Those websites that are allowed to listen to the scanner and listen to what's happening in our community, they want to know these things.

[07:36:26] You guys, officers were also told that you can FOIA the data. Yes, you can FOIA arrest data. It's really kind of affordable if you ask for that. But yesterday I did a FOIA for what it costs to get the scanner data. One day of scanner data costs over \$400. It's \$48 an hour to pull that data, and it takes 12 hours to pull one day.

[07:36:46] So it won't even be affordable for most residents. And then you get five days to get it, and seven days as an extension. So it's already outdated, even if you want to listen to it anyways, unless you have a specific want to. But the things that are posted online that people want to know, suspicious cars, crimes, whatever.

[07:37:04] Today while we've been in here, I've had numerous people asking me, do you know what's going on in that community? We won't know. It will be up to you guys to tell us that stuff, and you don't tell us that stuff. There was a carjacking on Sunday. The police never told us. Those are things that we want to know. We don't want to know who's vehicle tampering, and we don't want to see videos online of people being pulled over.

[07:37:24] And I appreciate you listening to me. I know you guys always listen to us. But for the community, we really don't want our police scanner to go encrypted where we don't have any access to it at all, and we're relying on their Twitter to tell us what happened. But thank you. Thank you. Our next speaker is Robert Hook, and Robert Hook will be our final speaker for public comment today.

[07:37:46] Welcome, sir. Thank you, Chairman. Thank you, Board. My name is Robert Hook. I've lived here all my life in the Beacon Hill area. My family's been here for about 300 years, as far as I can tell. A few years ago, I founded the Beacon Hill Police and Helicopter Updates Group on Facebook in response to the almost daily visits by Fairfax One.

[07:38:12] People hear this, and they kind of panic. They don't know what's going on. I simply started the group to help alleviate some of that panic. I thought it would be great to have 30, 40, maybe 50 members in

my neighborhood talking about this. We're now up to almost 10,000 members in this group.

[07:38:29] As of today, it was 9,235 as of this morning. So the whole reason for creating this group was not for clicks. It's certainly not for entertainment, and I'm not making a dime on it. It's only to help people.

[07:38:45] And one of our main sources, or our main source of information, is that scanner that we will now possibly be losing access to. This is going to cut off the community. It's going to cut off even the news reporters.

[07:39:03] It's going to destroy their ability to respond in a timely manner to things that are happening in real time. We've been able to listen to these scanner frequencies for almost 100 years. It's a de facto right that we've had for generations, and I think it's being taken away without proper consideration for what it means to us.

[07:39:30] Until recently, it's kind of been hard to listen to, but now it's getting easier, and now suddenly it's being taken away. But it's a great public good that's being served by being able to listen to this and just ease people's minds.

[07:39:46] Lots of times people ask, what's going on? They think there's something major. And no, we're just looking for a lost 8-year-old child, you know, and it calms people down. And we will lose that entirely if the traffic is encrypted. Now, we're not necessarily looking to completely avoid the encryption.

[07:40:05] We understand that PII has to be encrypted, and there may be, in the future, there may be requirements for this. But keep in mind that just the other day in the meeting, I was there, the officers who wrote this report couldn't point out a single instance of the scanner traffic being used to steal an identity.

[07:40:28] And one of the reasons I think I might be able to give some color on that, you can go onto the dark web and you can buy what's called a FULZ. It's F-U-L-L-Z in elite speak. And it's \$10. And it's an entire record of someone, social security number, date of birth.

[07:40:47] You can get that for \$10. So why would these identity thieves be sitting there listening to the radio scanner trying to get incomplete information on most undesirable identities? So we would ask for a compromise. We would ask that the implementation be delayed so that we can reach that compromise.

[07:41:07] Thank you. Thank you for your testimony, sir. And as we close, I do want to thank you for what you do, because I have heard from a number of folks who rely on some information that you put out, and I do appreciate that. I appreciate that. Thank you, sir. Sure. And with that, that brings us to the end of our meeting of March 17, 2026.

[07:41:26] Before we wrap up, I do want to offer gratefulness that Mr. Castrilli is back with us here for a board meeting after a brief absence, and we're so glad to see you back here in the auditorium, so thank you. With that, if there's no further business to come before the board, the board is adjourned.



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