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

Date	Tuesday, November 17, 2026
Place	Fairfax County Board of Supervisors, Virginia
Length	7h 5m (video)

- Official meeting video (Fairfax County): https://video.fairfaxcounty.gov/player/clip/4333
- Official Board of Supervisors page (Fairfax County): https://www.fairfaxcounty.gov/boardofsupervisors/

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Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-11-19. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:00:06] Good morning, everyone, and welcome to our board meeting of November 17th, 2026. We are going to begin our board meeting, as we always do, with a moment of silence to be followed by the Pledge of Allegiance. And before I ask us to rise for that, I do want to mention, and this is a time for board members to mention, folks that they would like to keep in their thoughts and prayers.

[00:00:28] And I want to start by mentioning Jerry Strider. It's with great sadness that we all learned of the loss of Gerald Jerry Strider on October 29th at the age of 82. And Supervisor Jimenez and I had an opportunity, along with former Supervisor Gross, to attend his memorial service, which was really well done last week.

[00:00:51] Many of us will remember Jerry for his dedication to the Bailey's Crossroads Volunteer Fire Department, which he joined on July 10, 1968. Since then, Jerry recorded more than 40,000 hours of volunteer service and responded to some of the most significant events during his service to Fairfax County.

[00:01:13] Those are, and many of us will remember these events, those were the 1973 Skyline Towers collapse, the Lake Barcroft Dam flooding following Tropical Storm Agnes, In 1982, Air Florida's Flight 90 crash and, of course, the September 11th terrorist attacks and also served throughout the COVID pandemic.

[00:01:35] His commitment to the Bailey's Crossroad Fire Station, those that served and those he worked alongside were unparalleled. Following a partial collapse of the station following a 2010 snowstorm, Jerry strengthened his relation with Fairfax County and implemented a new partnership to donate the existing building, land, and insurance proceeds to Fairfax County to design and build a new Bailey's Crossroads fire station.

[00:02:01] Building on his experiences at the Bailey's Crossroads station, Jerry assisted the Lorton and Annandale Volunteer Fire Departments to develop their own partnerships based on Bailey's model in donating their buildings and land to Fairfax County and jointly developing new fire stations.

[00:02:18] Jerry has been awarded, nominated for many awards over the years in his service to the fire service and to our county. And at the memorial service, there was a table set up with many of the awards and great photos of Jerry over many, many years, including those who were flashed up on the screen during the memorial service.

[00:02:39] And his former wife and two girls that were not his daughters but really were his daughters really did an outstanding job talking about Jerry not only as a volunteer firefighter but as a role model, a parental role model, and most importantly, friend.

[00:02:59] Words can't express enough thanks on behalf of Fairfax County to Jerry and his friends and family. Few people that I know of have served in a volunteer capacity more than Jerry Strider did.

[00:03:14] And while he's very well known in the Mason District and Bailey's Crossroads, he has set a standard for outstanding volunteer service and community commitment. And if we could keep Jerry Strider and his loved ones in our thoughts and prayers and thank him for his over five decades of volunteer service to Fairfax County.

[00:03:37] supervisor amenez thank you mr chairman yes as you mentioned we were both with supervisor gross at his service of life it was a beautiful service very well attended folks from all over the country came in and to honor the dedication and the amazing life that jerry um they had it's going to be a massive loss not only for mason district but for fairfax county as a whole and we absolutely are are just so proud of the many years, so many years of service that Jerry had and his absolute dedication and love for his fire station. So thank you, Mr. Chairman. Thank you, Supervisor Jimenez.

[00:04:15] Others who would like to be recognized? Supervisor, let me start with Supervisor Smith. There was a tragic loss of a student crossing Stringfellow Road and the whole community, Chantilly High School and Skyview are mourning that loss because the student did pass away from is injuries. It is horrific when anything like that happens. So I would hope that we all keep the family, the school, the faculty, everyone in our thoughts and prayers as we move forward.

[00:04:51] Supervisor Herity and I, the school is physically in Springfield District, but the majority of kids live in Chantilly. So we share the pain of this happening. Thank you. Thank you, Supervisor Smith. Supervisor Herity on that note. Well, I've got another one, too.

[00:05:07] Thank you, Supervisor Smith, for bringing that up. And it's one we've worked, and it's going to be one we're going to have to continue to work. So very sad that we lose a 14-year-old. Also sad to announce the passing of Doug Belford.

[00:05:23] Doug's a Northern Virginia native who many in the area will know as a guitarist in the popular local bands like the Magic Trio, DBX, and filled in with so many other bands, including the Rusty Highway Band. Doug and the Magic Trio have performed at the Burke Lake Summer Concert Series for years, always attracting a large crowd and requests to bring him back the following season.

[00:05:43] He was an incredibly talented guitar player and opened this summer's concert with an amazing Star-Spangled Banner rendition to celebrate our country's 250th anniversary. He loved music, believed it could bring joy and happiness to those who listened, and wanted to share his love of music with everyone, which he certainly did.

[00:06:03] He'll be missed by many in my neighborhood and in the local music scene. I ask we keep Doug's wife, Bonnie, and Logan in our thoughts and prayers. Thank you, Supervisor Herdy. I'm going to start on this end and work our way down. Supervisor Stork.

[00:06:19] Thank you, Mr. Chairman. And I wanted to mention the passing of Robert Gomez, not probably well-known in Fairfax County, but an individual who, I guess, found their way as they got older. He left Mount Vernon High School in not good terms, is probably the way I could say it politely.

[00:06:40] But he found a way to really redo himself, become really a much stronger, giving person. He founded Cornerstone Craftsman, a champion of Alexandria youth, and a 2026 City Council candidate.

[00:06:56] He passed away on November 10th at the young age of 39. He was an Alexandria entrepreneur, youth advocate, which is really where he made his mark. He founded Cornerstone to help young people build brighter futures through the skilled trades. Mr. Gomez knew firsthand what it meant to grow up without enough guidance or opportunity.

[00:07:16] He had, again, many, many problems during his youth. A successful home remodeling business owner he became, he founded his own direction through electrical work and the construction trades. He wanted Alexandria teenagers to discover that kind of possibility sooner than he had.

[00:07:32] He began mentoring young people in 2021, building the effort into Cornerstone Craftsman, a nonprofit that combined hands-on instruction and carpentry, electrical work, and plumbing with personal mentorship. And I would say that's probably the key element of this, personal mentorship, education, life skills.

[00:07:48] And again, we all have different starts to our lives, but sometimes it takes a little bit longer to find our rhythm and to find really where our heart and we can make the most difference. He found his, and regrettably, his life was shorter than we all would have liked and benefited from.

[00:08:06] Thank you. Thank you, Supervisor Stork. Others who would like to be recognized. Seeing and hearing none, if all who are able could rise for a moment of silence to be followed by the Pledge of Allegiance.

[00:08:18] Please face the flag.

[00:08:47] I pledge allegiance to the flag of the United States of America and to the republic for which it stands, One nation, under God, indivisible, with liberty and justice for all.

[00:09:10] This morning we have four presentations, and I will announce the presentation and invite our speaker down to the podium in front of me. We will then read it, and after our speaker's remarks, we'll pose for a picture from the dais. And first up this morning, we have a resolution to recognize Dr. Gloria

Aduyensu, Director of the Fairfax County Health Department, for her dedicated service and contributions to public health in Fairfax County.

[00:09:36] This was requested by myself. Our speaker is, of course, Dr. Gloria Aduyensu, Director of the Fairfax County Health Department. If you could come on down to the podium, and while you were doing that, And certainly anyone who is here with you that wishes to come down to the podium is welcome to do that.

[00:09:53] And while you're doing that, I'm going to hand the gavel to Supervisor Smith so that I can read the following resolution. Whereas Dr. Gloria Aduyensu has dedicated 27 years of distinguished service to Fairfax County and its residents, beginning her career in 1999 as a physician and medical director at the Mount Vernon Public Health Center before rising to lead Virginia's largest local health department, demonstrating a deep commitment to public health and community well-being.

[00:10:24] And whereas since her appointment to Director of Health in 2003, Dr. Gloria has provided visionary leadership, advancing innovative public health initiatives, and strengthening the health and well-being of Fairfax County residents. And whereas under her leadership, the Fairfax County Health Department expanded disease prevention, health promotion, emergency preparedness, and response efforts to meet the community's evolving public health needs.

[00:10:51] And whereas Dr. Gloria guided the county through major public health emergencies, including the H1N1 influenza pandemic, Ebola response, COVID-19 pandemic, MPOX outbreaks, and emerging infectious disease threats, ensuring coordinated, science-based responses to safeguard residents.

[00:11:14] And whereas Dr. Gloria built lasting partnerships with health care providers, schools, businesses, faith-based organizations, community groups, and government agencies, improving access to health services, strengthening community engagement, and supporting underserved populations.

[00:11:31] And whereas Dr. Gloria's exceptional leadership, compassionate service, and dedication to public health have left an enduring legacy, strengthening Fairfax County's public health system and its ability to serve future generations. Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all Fairfax County residents, does hereby express its sincere appreciation to Dr. Gloria Adu-Ayensu for her 27 years of outstanding public service, exemplary leadership, and invaluable contributions to public health, and extends its best wishes upon

[00:12:09] her retirement. I'll second that along with the rest of the board. Discussion on the motion, Mr. Chairman. Thank you, Vice Chairman Smith. Don't worry, I think this vote will pass. When the whole board seconds it, that's a pretty good indicator. Not that stress has ever been a part of Dr. G's world, but that's one stress you don't have this morning.

[00:12:32] I do want to thank you, Dr. G, for all your years of service. And this resolution just scratches the surface of what you have done for our community. I think the most important thing is the legacy that you have left for the health department as we move forward.

[00:12:50] You were leaving the organization in a great place because of the leadership that you have bestowed upon it for many years. As was mentioned, before this meeting started, we had a little reception. I say little reception, but it was a mob scene of lovers of Dr. G who came out to support her.

[00:13:11] But before this board meeting started, we had a breakfast reception to celebrate her many years of service. And I could read all of the things, and believe me, I have many pages in front of me of your accomplishments. But I'm not going to do that because I think, as I said earlier this morning, the outpouring of support and the people who have come out to celebrate your legacy and career, um i think speak more to to you and your success than anything any of these other awards or accomplishments that i could read today because you are respected not only within fairfax county

[00:13:47] but well beyond fairfax county and the commonwealth of virginia you have built key partnerships with so many of our community-based groups you have a full understanding that public health is an essential not a side show but an essential element of a successful community we have seen that as we have been tested in some of the most challenging times under your leadership and as I said earlier this morning one of the proudest Fairfax County moments I had is at the peak of COVID when we were repeatedly asked by the governor dr. Northam at the time how in the world

[00:14:26] our health metrics were so successful during one of the darkest times most of us have ever faced during the peak of the pandemic how were we reaching vulnerable communities with information and vaccinations and how were we able to get a message out about how we could protect each other in a way that was second to none certainly in Virginia but I would argue probably in the nation and that was because of those key relationships that you had built along the way. Secondly, not only the number of people who are here to support you, but I think the other testament, and I can say

[00:15:04] this without a doubt, and I think everyone here would agree, you leave this position knowing that your work literally saved people's lives. There are people alive today because of the work of the health department under your leadership through some of the most difficult times. Fighting for the right message, following the science and the metrics, most importantly, always keeping in mind with our One Fairfax policy that the most vulnerable people in our community have to be taken care of, and certainly in a public health emergency, but all times. And you have set that

[00:15:44] standard in a remarkable way. I know you have left this department in great hands. I know future leadership will be strong following your legacy of outstanding success and partnership. We wish you well in retirement. We know you will still somewhat be around. I think Chris Leonard, who was here earlier, our deputy county executive who's recovering in retirement, mentioned he would be still going to lunch with you all the time, so when you're there, check the health inspections.

[00:16:19] But we know you will be around and continue to be a key part of Fairfax County's story and legacy, so congratulations. Thank you. Thank you. Supervisor Pelchik. Dr. Gloria, I want to thank you very specifically for two areas that coming into this role three months before the pandemic, I was pleasantly surprised to learn that some of the work I had done internationally here and in other parts of the country in public health and medical interpreting and community outreach that I thought we needed to bring back to Fairfax.

[00:16:55] You were on it. You had a team. You were ready to go. And you truly understood the importance of health in all policies and the importance of having people not only who understand the medicine, the science, but who understand people, know how to connect, communicate, and build trust.

[00:17:13] And that is why we have a stronger department, and you're leaving us in very good hands. So thank you, and thank you to your family for all the years of service. Thank you. Supervisor Lusk, then

Stork. Thank you very much, Madam Vice Chairman. I'll start by saying I want to join my colleagues in thanking you, Dr. Gloria, for your service to the residents here in Fairfax County.

[00:17:36] Throughout your career, you have championed public health, preparedness, and health equity. You understand that good health is a foundation of a strong community and work tirelessly to ensure that all residents, regardless of background or circumstance, have the opportunity to achieve better health outcomes.

[00:17:58] This includes opening in the Franconia-Springfield area, Public Health Center. I like to say thank you so very much in Franconia in 2025. And then thinking back during COVID-19, your thoughtful leadership helped Fairfax County through one of the most challenging times in our history. And I just want to share, there was a point when I called you, and I want to say it was a little after 11 p.m., I was assuming I was going to get your answering machine. I was going to leave you a message about Greenspring Village. And you answered the phone.

[00:18:39] And you asked what I was calling about. And I said, Gloria, I was trying to leave you a message. And you proceeded to ask, how can I help you? And I just appreciate your diligence and your commitment to your work. It has been unprecedented. The difference that you've made in this community is going to be far-reaching, and I wish you the greatest of success in all the things that you do in the future. And from the bottom of my heart, I want to say thank you for your dedicated service

[00:19:16] to the residents here in Fairfax County. Thank you, Supervisor Stork. Thank you, Madam Vice Chair. I have a list of things I'm going to mention, but more importantly, I wanted to say to you personally, the deep commitment that you made to folks, frankly, we all struggle to embrace at times and connect with at times, folks who have addictions and addiction issues. I will never forget the panel that you put together really around the county,

[00:19:50] but the focus on that was to those individuals. In some ways, it's never too late, you know, And you have to, in some ways, get past the guilt, shame, and the other things that you feel. And at least for some family members, and I count myself as one of them, when we have folks in our family who can't seem to get past some of that addiction.

[00:20:13] And we know it's hard, but your leadership on that with folks really set the tone for how we need to embrace it as a medical condition, that it's not just a failing of character and all the other things that have been part of our millennia of history.

[00:20:31] But that in particular resonated with me personally, and I know made a deep difference in so many other folks. But it doesn't stop there, and that's really the other things I need to mention. The Partnership for Healthier Fairfax, a coalition working at the root causes of poor health.

[00:20:50] Clearly, the vaccination centers in Mount Vernon and Springfield and our district offices and how you turn them into vaccination centers. One of the things that particularly was, I think, powerful and really connected with, I'll say at least, the Richmond Highway Corridor, Lorton and Mount Vernon and Franconia, the community health worker program.

[00:21:10] You hired trusted messengers, and we all know that trusted messengers are maybe the most critical difference, that relationship that folks have to somebody that they can be more comfortable to share, what sometimes is difficult to share. And with that sharing, there's then the opportunity to help

them, if you will, move up the ladder to get where they want to be, hopefully, and others I know would believe that.

[00:21:35] But those trusted workers, not only in the Latino community, that was a huge part of it, but also the town halls that you held with African-American community leaders in my and our communities. The health literacy outreach in Stronger 2, that again was, at least I felt like it was focused on the Richmond Highway Corridor in Lorton.

[00:21:55] Maybe it was in other parts of the county, but all I know is that it worked and made a real difference, particularly in the Mount Vernon-Franconia in the corridor. The public health youth ambassador program, we have graduates already in the first class of 151 in 2025.

[00:22:14] Students from Mount Vernon High School and other high schools, obviously West Potomac. So needless to say, I'm personally and I know our community is deeply, deeply grateful to Dr. Gloria Adu-Yensu and all the work that you've done and made and the differences that you've helped us to create in our community.

[00:22:36] I know we have a lot more work to do, particularly with ANOVA and community health and really bringing those partnerships together. But we made an excellent effort, and we made a real difference, and we know that the things that you've established will continue to make those differences.

[00:22:52] So, again, our deep thanks and appreciation. Dr. Gloria, thank you for your leadership. I always loved when I went to events in my district with faith communities and the health department would be there providing support. And I really want to thank you that if I called you with a question or a concern, You provided great guidance, great support, and your leadership is really, really appreciated.

[00:23:18] So thank you for everything you've done. Okay, 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, Supervisor Smith. See, I told you it would pass.

[00:23:35] We have with us, of course, Dr. G herself. Welcome. The floor is yours. Thank you. Thank you, Chairman McKay. members of the board for this recognition. Receiving this proclamation today as I close out an incredibly uplifting and rewarding journey of public service is deeply meaningful. When I joined the county 27 years ago as a health department clinician at the Mount Vernon Public Health

[00:24:07] Center, I had no idea that barely two years later, the events of 9-11 and the anthrax crisis later that fall would be a defining moment of my career in that a temporary assignment to lead the department's response would eventually result in my appointment as health director.

[00:24:34] I am thankful for the opportunity to work alongside the dedicated staff at the health Department. Together, we have created a values-driven, high-performance organization that is recognized as a leader in public health. Over the years, we have leveraged reciprocal community partnerships to build a model local public health system that is resilient and

[00:25:07] sustainable, as demonstrated almost two years ago of the pandemic response. I am proud of what we have accomplished together as a team and leave with great confidence in the department that it will continue to advance health equity and meet current and future needs of our community. It has been a privilege to serve this great community under your leadership, and I will forever be

[00:25:45] grateful for the opportunity. Thank you. Thank you, Dr. G. Thank you so much, Dr. G., and I think we're ready for a photo. This is going to be a challenge for the photographer, but if all of you

[00:26:22] could come forward and face the audience, I will come down and join you, and the board will rise.

[00:26:27] On the count of three, one.

[00:29:59] We next have a proclamation to designate November 2026 as Veterans and Military Families Month in Fairfax County

[00:31:13] and recognizes the service, sacrifice, and contributions of veterans and military families. This was requested by myself and Supervisor Lusk. Of course, here comes Penny Gross, the chair of the Fairfax County Veterans and Military Families Commission.

[00:31:31] And while she is making her way down, I am going to recognize Supervisor Lusk to read the resolution. Thank you very much, Mr. Chairman. The resolution reads, whereas Fairfax County is home to tens of thousands of veterans, active duty service members, members of the National Guard and Reserve, and their families who have proudly and selflessly served our nation.

[00:31:55] And whereas these brave individuals have made extraordinary sacrifices to protect the freedom and values we cherish, often enduring long separations, frequent relocations, and the challenges of military life with dignity and strength.

[00:32:14] And whereas military families provide exceptional support to their loved ones in uniform and strengthen our communities through volunteerism, civic engagement, and leadership. And whereas Fairfax County recognizes and values the contributions of our veterans and military families to our workforce, schools, neighborhoods, and local economy, and remains committed to ensuring that those who have served and the families who stand behind them have access to the services, resources, and opportunities they have earned.

[00:32:52] And whereas, during the month of November, we come together as a community to honor, celebrate, and extend our heartfelt appreciation to our veterans, service members, and military families for their courage, resilience, and unwavering commitment to our nation.

[00:33:12] and therefore be it resolved to Fairfax County Board of Supervisors on behalf of all residents that hereby proclaim November 2026 as Veteran and Military Families Month in Fairfax County and calls upon all residents to recognize and honor the service, sacrifice, commitment, and contributions of those who defend our freedoms and the families who support them.

[00:33:40] So move, Mr. Chairman. And I'm happy to second that, along with Supervisor Palchik and Supervisor Sizemore-Heiser. Discussion on the motion, Supervisor Lusk. Thank you very much, Mr. Chairman. I'll just note in Franconia District, we had a really nice opportunity with the 2026 Springfield Bridgewalk in August to honor two Franconia District residents who served in World War II, Ed Kessler and Dan Polinsky.

[00:34:10] Only recently did the American Legion Post in Springfield come to know of Ed and Dan, who returned from service with very little fanfare. In Dan's case, the leadership from the Post initially met him while they were on a trip to Walmart, where he was wearing his World War II veteran cap.

[00:34:33] Ed and Dan's families were so grateful that their patriarchs were finally getting the recognition that they deserve for such a long time. And this is a reminder that recognizing Veterans Day and Veterans and Military Families Month cannot just be lip service.

[00:34:54] Designating the month of November as Veterans and Military Families Month is an active appreciation and celebration of the contributions of service members, veterans, and their families here in Fairfax County. And it means supporting them in our schools, our workplaces, and providing them with critical services.

[00:35:13] Through my role as the co-chair of the Northern Virginia Regional Commission's Community, Military, and Federal Facilities Partnership Program, I have the pleasure of seeing the region's commitment to veterans and military families. And while there's only a few more weeks left here in November, that would be a reminder to us all to honor veterans and military families as a responsibility that we have all year long.

[00:35:41] Thank you, Mr. Chairman. Thank you, Supervisor Luss, Supervisor Palchuk. Thank you, Mr. Chairman. I first of all want to thank all of you for being here, for Supervisor Gross. I think several of us who've served on the school board know how much our schools have done.

[00:35:56] I will never forget the first Purple School ceremony I attended at what's now Mosaic Elementary School, where they had such a strong connection and even brought in a helicopter from one of their Coast Guard families. And I know that means a great deal to the 14,000 kids in our schools.

[00:36:14] We know how hard it is for them and their families, especially when they have to move. We know how important it is for all of our veterans. But like Supervisor Lusk, I want to especially thank my VFW post 9274 in Falls Church.

[00:36:29] And I had the opportunity this year to attend their ceremony. And what I love is that they bring in the education piece. Every single year, they partner with local businesses to honor and award sacrifices, honor and award education and service.

[00:36:47] And they look at both essays submitted by students and the work done by educator. And I would just take this moment to recognize Rainer Schmitz, who was the Voice of Democracy winner, an incredible student with a bright future. And his family and his community are very proud.

[00:37:04] And the Teacher of the Year this year was Dean Wood from George C. Marshall High School, a social studies teacher and someone who truly instills in his students, both through leadership and through the study of social studies. the importance of our history, of our veterans, and that history.

[00:37:22] And as someone who is an immigrant here, I could not be more honored and delighted to see that that education is bright in our schools and in our students. So thank you for what you do, and thank you to the commission, as well as to everyone in our county who's working to support our veterans.

[00:37:38] And finally, the number one thing that came out of the Veterans Report, I'm sure you will say this, is that 90% are concerned about housing. We know housing is a concern for many across our community and even higher for our veterans and our families.

[00:37:53] So thank you for helping us continue that fight in supporting our families. Supervisor Stork. Thank you, Mr. Chairman. And I want to add my voice to the thanks and appreciation to our veterans and our veteran families. And particularly, I want to thank Dr. Reed.

[00:38:12] When I left the school board, we had a few of our schools that were Purple Star schools, which really, I think, makes a big difference for making sure that the kids feel welcomed and connected. And really, we'd go the extra mile for kids who are going to be disrupted almost every couple years throughout their lives.

[00:38:32] And she set a goal of 100% of FCPS schools would be Purple Star, and that designation was achieved this year. And I think that's really remarkable and also a statement about, I think, our commitment and our caring for those kids and, frankly, what they go through.

[00:38:50] Most of us don't imagine, you know, can't even imagine moving every couple of years and just the challenges that are associated with that. The other part of that, obviously, is the spouses that are part of that process and the challenges of setting up new households and moving quite frequently. Living in a community that has always been a, if you will, a military community and the constant moving trucks that I see on my street, it further, I guess, highlights that for me, the challenges that are associated with that.

[00:39:19] I do also want to acknowledge EDA, Economic Development Authority, and their role in working with us, Mount Vernon, and I know the county overall, to do our annual job fairs at the National Museum of the U.S. Army. The job fairs are for military spouses and folks who are really looking to retire in the near future, and those job fairs usually attract a large number of employers recognizing the amazing talent that is there really throughout that family, whether it's the individual in the military or the spouse.

[00:39:54] The talents and abilities and strengths that are there I think are widely recognized, and I think those annual job fairs have made a real difference. I particularly want to acknowledge Colonel Stewart and his past two years of work on our behalf at Port Belvoir, but also acknowledge our new commander as of this summer, Colonel Scott Allen, and his work, and hopefully continue the traditions that we all have of ensuring that the military is very deeply connected to Fairfax County and all that we do.

[00:40:27] And last and absolutely not least, and particularly the reason I wanted to make it last, is that we oftentimes forget about the enlisted personnel and really the core foundational element they have in our Army. And truly what is really remarked about around the world is how our structure is so resilient because it has such a strong base.

[00:40:48] And that strong base comes with our enlisted folks. And particularly, I wanted to acknowledge Command Sergeant Major Garth Newell. He has been an amazing source of strength. I've gotten to meet him and his wife, Julie. And I just, again, want to thank all of the individuals who really have helped to make Fort Belvoir an amazing partner for Fairfax County.

[00:41:10] But more importantly, an amazing source of support to all the families. So thank you. Supervisor Sizemore Heiser. Thank you. And I'll keep this brief because I wanted to mention the same thing my colleague mentioned. You know, I was on the school board when we set a goal to be 100% Purple Star Division.

[00:41:29] and I'm really proud that Dr. Reed has made that happen. I just want to give a shout out to the Rambassadors Program at Robinson High School, which is an ambassador program to help new students feel welcome with tailgates and a subgroup specifically for military-connected families. So as someone who was a former military spouse who remembers being stationed in San Diego and really having a wake-up call to the sacrifices that our military families and our military members do, but especially watching

the children having to adapt over and over again. I just wanted to give a special shout out. I didn't realize growing up the sacrifices made by folks in the military, but I really realized that in those years we were in

[00:42:08] San Diego. So thank you to all of our military-connected folks, our veterans, and their families. Thank you, Supervisor Seismore Heiser. And let me also thank Supervisor Gross and the Commission, because the work that you have done and the issues you've identified, you've heard many of them here this morning. And certainly at our last Fort Belvoir community luncheon, the issue of housing was alive and well, as one of the major concerns for personnel coming to Fort Belvoir is finding housing, not just housing, but housing that the folks that our soldiers can

[00:42:45] afford. And so that is an issue that you all have well identified in the past and that we continue to work on. I also want to echo my colleagues' appreciation for the schools and their partnership in this, because I grew up right next to Fort Belvoir. Most of the kids in my classes were military-connected throughout my childhood. My kids attend school right now, Hayfield Secondary, which, as Julie and others know, has the highest concentration of military-connected children in the school system and so we see this literally every day the challenges that

[00:43:22] many of those kids face the disruptions that supervisor stork mentioned before but our school system does an outstanding job you know protecting those kids as best we can from those disruptions and making sure that they are prepared I think the probably and I've said this before the the most compelling endorsement of our quality of life in Fairfax County comes from the many many veterans who have said to me repeatedly in my 20 years in public service that they have spent their careers being told where to live and many

[00:44:01] of them had times when they spent different points parts of their life in Fairfax County or in Northern Virginia throughout their military deployment and And the fact that they choose to come back here when they have an opportunity to choose where they want to live, I think is a ringing endorsement of our quality of life here.

[00:44:21] I mention that a lot because it's powerful. The other powerful thing is that Fort Belvoir being the county's largest employer is another indicator for us and reminder for us of just how large our military and veterans-connected community is in Fairfax County.

[00:44:42] The numbers are staggering, tens of thousands that call Fairfax County home. And many of them are still active. Many of them are retired. Many of them still work in critical defense private sector positions. And it was mentioned before, not only our schools, but our EDA embraced this notion of continued employment, not just for veterans, but for veteran spouses and military-connected spouses as well.

[00:45:09] And so we will continue to do everything we can to make sure that, you know, military family month is not a month in Fairfax County, but it is every month of the year. and that we respect our veterans, but more importantly, we work at this board in concert with your commission to try to make this the most military-friendly community in the United States.

[00:45:32] And we could not do that without your help. So with that, I think we're ready for a vote. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And welcome. I almost say vice chair. But now you're chair.

[00:45:49] Chair Penny Gross, welcome. Thank you, Mr. Chairman and members of the board. It is a pleasure and honor to accept this proclamation on behalf of tens of thousands of veterans, active duty service members and military families who call Fairfax County home.

[00:46:08] They are our neighbors, our classmates, our friends and fellow worshipers, and they face many of the same challenges the board deals with on a regular basis. The high cost of living, affordability of food and child care, and a dearth of behavioral health services, items identified in the survey that your Fairfax County Commission on Veterans and Military Families conducted earlier this year.

[00:46:35] An unrelated data profile by Purdue University indicated that housing affordability and sticker shock were significant concerns and that approximately 35 percent of Fairfax County veterans have a service-connected disability rating, a figure that has increased slightly over the past five years.

[00:46:58] The report also indicated that 302 homeless veterans were sheltered and 69 were unsheltered. The commission has been working to increase support and identify gaps in local services that may affect veterans and military families.

[00:47:15] And the survey also noted that there is a limited awareness of available services in the county. So we have a lot of work to do. Last week, Fairfax County launched its new military webpage to address some of the concerns identified in the survey.

[00:47:36] Many thanks to DIT and the Office of Public Affairs, who worked with the commission to create and populate the webpage and an accompanying news release that went out. Additionally, the Fairfax County History Commission is collecting stories of Vietnam veterans over the next several months to celebrate and preserve that significant service for future generations.

[00:48:01] I'd like to highlight another important metric that you've already mentioned, and that is education. It is estimated that about 14,000 military-related connected students attend Fairfax County Public Schools. FCPS, as you know, has established a goal of achieving Purple Star designation in all of its schools.

[00:48:23] And just last Thursday, the school board recognized the 73 Purple Star schools that made FCPS a Purple Star division. I tried to attend that meeting, could not find a parking place. It was jammed. I thought I was an Army brat.

[00:48:39] However, I understand that I was a military-connected student. I attended five different schools in four states by the time I was in the sixth grade at Fort Belvoir. Life was simpler then, with far fewer military families.

[00:48:57] But those back-and-forth, almost annual changes in school reminds me that military-connected children today can benefit from a strong and welcoming school community as their parents serve our country. Veterans and Military Families Appreciation Month is a time to celebrate.

[00:49:16] But it's also a time to rededicate ourselves to ensuring that veterans, military-connected families, and active-duty personnel who may be in Fairfax County for a short tour of duty or a long and fruitful retirement enjoy what we know about Fairfax County, a great place to live, work, play, and worship.

[00:49:39] Thank you. Thank you very much, Supervisor Gross. Thank you very much, Chairman Gross. And thank you to the entire commission for the work that you do. It is appreciated. And with that, I believe

we're ready for a photo.

[00:49:57] If Supervisor Luss could join me, if you all could come forward and face the audience, and the board will rise.

[00:50:02] Next, we have a resolution to recognize students of Thomas Jefferson High School for Science

[00:51:42] and Technology for developing SafeWalker, a tool that helps students find safer walking routes to school. And this was requested by myself. Our speaker is Donia Prokovev, co-creator of Safe Walker and a senior at Thomas Jefferson High School for Science and Technology.

[00:52:00] If you could come on down and anyone who's here with you is welcome to do that as well. And I am going to hand the gavel to Vice Chairman Smith so that I can read the following resolution. Whereas Thomas Jefferson High School for Science and Technology students Dania Prokovev, Ashwath Mupa, and Isaac Leighton developed SafeWalker, an innovative online tool helping students and families identify safer and more accessible walking routes to and from school throughout their neighborhoods.

[00:52:32] And whereas inspired by experiences with unsafe walking routes, the students created SafeWalker during their school's HAC TJ competition, applying their computer science skills to address pedestrian safety concerns and everyday transportation challenges faced by local students.

[00:52:50] And whereas SafeWalker uses data on sidewalks, crosswalks, and traffic conditions to recommend walking routes that prioritize pedestrian safety while considering travel time, helping students and families make more informed and confident decisions about their daily commutes.

[00:53:07] And whereas working closely with Fairfax County Public Schools staff and the Safe Routes to School team, the students continued to refine and improve their project, leading to the launch of a pilot program at 14 Fairfax County Public Schools in October of 2026 to support safer student travel.

[00:53:25] And whereas their creativity, dedication, and commitment to community safety demonstrate how young innovators can apply technology and problem-solving skills to address real-world challenges, promote pedestrian awareness, and contribute to a safer and more connected Fairfax County.

[00:53:44] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all residents of Fairfax County, recognizes the students who develop SafeWalker and commends their outstanding achievement, innovative spirit, and dedication to improving pedestrian safety for students and families throughout Fairfax County.

[00:54:04] Second. I'll second that along with a few others. Discussion on the motion, Mr. Chairman? Yes, thank you. This is another one I think is going to pass based on that response. But this is, you know, too often I think we forget the skill set that so many of our young people have in solving everyday problems.

[00:54:24] And this is a moment where we are so proud that our young people took the initiative, saw a problem, applied the skills that you already have, got the support of the school, and put together a program that literally can save lives.

[00:54:41] And, you know, it didn't take a big government program. It didn't take, you know, a whole lot of money. What it took is innovative students who understand the problem and can put together a solution with the skill set that you have.

[00:54:56] And so I first read about this, admittedly, in the newspaper. Those still exist, although it was online. But when I first read about it, I thought to myself, why not? And we need to recognize this.

[00:55:11] because we want more kids to step up, have their voice be heard, apply their skills to everyday problems in our community, and help us solve those challenges, because ultimately, the better we do in that space, the better world we're building for you as our future leaders in Fairfax County.

[00:55:30] And then lastly, this is a point of personal privilege, because I have a freshman in high school who oftentimes will walk or find creative ways to get to school. We have a rule in our house, which is we mapped out the safest route for him to get to school.

[00:55:47] And guess what? It is not the shortest route, and it is not the intuitive route, but it is the safest route. And so when he leaves our house, he turns one direction, and it's the opposite direction most kids would turn to go to school. And it is because there don't exist crosswalks in the area that he needs to cross.

[00:56:06] And along a major thoroughfare, there is missing segments of sidewalk that would require him multiple times to cross a road. And so meandering through a community that he didn't even know existed using sidewalks that are there for that purpose can find a safe route to school, even though it is not the uniformly recognized route.

[00:56:26] And so this technology, I can tell you, there are kids every day that can take advantage of this technology and find what is not the intuitive, but what is the safe way to get to school. And the most important thing any parent or student has on their mind is getting to school safely and getting home safely every single day.

[00:56:47] And so congratulations to you for the work that you've done. It's inspiring. I hope it's replicated. And you have made Fairfax County proud. Thank you. I have Supervisor Behrman Jimenez-Lusk, and then I know I'll add some more. So this is really cool, guys.

[00:57:05] Really cool. To quote the former sports commentator, Stuart Scott, it's cooler than the other side of the pillow. It is really, really great that you saw a problem and tried to address it, and that you did it at a time when the county is struggling with how we're going to improve pedestrian safety.

[00:57:26] When, as Chairman McKay just said, there are missing segments of sidewalk all over this county, and we are working our darndest to insert that sidewalk. But it's not going to come fast enough. We need innovative solutions. And the fact that you started with 14 schools is great.

[00:57:42] I believe there are 199 schools, 200 schools. We'll get there. You'll get there. You know, this is their first app. There'll be more, I have a feeling. But I also wanted to say that we have right now a joint task force with the school board on pedestrian safety and school zones.

[00:58:03] Our second meeting of that task force is actually this Friday. We're talking about assessments about schools and about how you identify problem areas and how you approach those problem areas. But a key component of that task force is also about public awareness campaigns and how we give people the tools to understand how to be safer.

[00:58:23] To do what Chairman McKay was just talking about and to figure out the safest route to school and to work with your students and figure out how to be safe. So with that, those task force meetings are online. They are going to be done virtually.

[00:58:42] I would like to formally invite you to come to one of our task force meetings and to share your app with us so that we can learn from your experience and so that we can also talk about how we scale up your app, how we get more people understanding and knowing about your app. You guys are very good at media because, again, you've already gotten yourselves in the paper, but we need to do even better.

[00:59:04] And so with that, thank you so much, and we will be in touch about that meeting in the future. Thank you. Thank you, Supervisor Jimenez and Lusk. Thank you so much, and congratulations to all of you. And not just to you, but to your parents, your faculty, all of the mentors that you had that got you where you're going.

[00:59:21] We at Mason District can't wait to see what you're going to do next. We're so proud of you. Congratulations. And like everyone has already mentioned, this is something that's actually usable. It's real life. It's solving a current problem. So thank you so much. And again, we can't wait to see what you'll do next.

[00:59:36] Thank you. Supervisor Lusk, then Palchuk. I'll also extend congratulations on this amazing achievement and thank you for being a part of the solution to the concern of pedestrian safety, especially for our students. What really stood out to me was your graphic where the safest route is not the shortest that features Hayfield Secondary School in the Franconia District.

[01:00:01] The difference between the safest does not equal the shortest route and the same route differs 90% of the time. Pedestrian safety has been a concern in the Hayfield area for years, and I'm delighted to say most recently the board did endorse design plans for safety improvements at a major intersection near the school.

[01:00:24] But the data that SafeWalker has collected will help students and other pedestrians up to and after the construction of this improvement in 2029. Data-informed decision-making is going to help us protect our most valuable resource, our students.

[01:00:43] So, again, congratulations, and I look forward to seeing what SafeWalker grows to in the future and what you become over time. But this is an amazing achievement. And the last point I'll make is I worked at the Economic Development Authority for 21 years, and at the EDA I spent 10 as its capital attraction manager.

[01:01:03] And in that role, it was my job to work with small companies. And one of the things I got to do was to help companies get access to funding. So it would be angel investment, first rounds of venture capital. I see an opportunity for you with this effort.

[01:01:18] So I hope that you guys will also be thinking about how you can move this into a formation of a company that would give you an opportunity to also receive capital and grow it over time. Good luck. Thank you. Thank you, Supervisor Palczyk, Lynn Sturck.

[01:01:36] To all of you and your parents, your family, the TJ and FCPS community that supported you as a fellow TJ colonial of 25 years now this year celebrating, you know, time flies. First of all, love the ties.

[01:01:52] I haven't seen those. Congrats on the swag. But I really, you know, I was sitting here and thinking, you know, TJ was the first time I couldn't walk or bike to school. Do any of you live close enough to walk or bike? I figured, and that's what I think made it so cool that you found this problem, that you used the technology to innovate and to solve that problem.

[01:02:10] And I have to say, you give us a lot of hope, not just for our schools, but for the next generations and problems that we've been trying to solve with our public safety, with our safe rest of school teams, with our transportation teams, with VDOT. The way you did that is really incredible.

[01:02:27] And finally, a little bit more impressive than what my class did, which was when a Mandy Moore concert using technology. You probably don't know who that is, but she was a singer. And I love that you put your skills and your technology to really help, not just anywhere, but right here in the county.

[01:02:48] So thank you and keep up the good work. And Supervisor Stork. Thank you, Madam Vice Chair. And thank you all very much. As a biker, runner, hiker, I know that our suburban county was not built for, in some ways, people like me.

[01:03:06] And you all, I think, have seen that. And I would best summarize it with what you all say you are, which is exactly what I see as well, which is SafeWalker is a people-centric rather than a car-centric way to get around.

[01:03:23] That's the difference. That's an important difference. It's definitely a safety difference, and again, thank you for seeing that, what other people maybe hadn't seen, and putting it into work and into practice into something we all can share for that effort. So, again, my appreciation.

[01:03:39] Thank you. Seeing no further discussion, all those in favor of the motion, please say aye. Aye. Anyone opposed? Any abstentions? That motion carries. Thank you, Vice Chair Smith. And with that, gentlemen, welcome. The floor is yours. Great. Thank you, Mr. Chairman and fellow members of the board.

[01:03:57] for those extremely kind regards. So I'm Daniel Prokofiev, a senior at TJ. Unfortunately, or fortunately, you guys covered many of my talking points. So today, I'm here with my partners, Isaac Liden and Ashworth Mupa, and our teacher sponsor, Ms. Yang, and all of the wonderful supporting staff that have helped us along this journey.

[01:04:18] And we are presenting SafeWalker. So around March of last year, after crew practice, in an effort to save time, I decided to run home, which from TJ is around eight miles. So I put my address into Google Maps, and it gave me a route.

[01:04:34] So I went on that route. And at some point, I found myself kind of running along Braddock Road on a muddy shoulder with no sidewalk and cars just flying by 50 miles an hour. So I was wondering why this multi-billion dollar application that can navigate you from anywhere in the world couldn't plan a proper route back home.

[01:04:58] So at HackTJ, the world's largest high school hackathon that we run here in Fairfax, Isaac Ashworth and I decided to develop SafeWalker. And overnight, in around 24 hours, we managed to hack together the very first version.

[01:05:16] Instead of finding the shortest path between two addresses, our algorithm considers sidewalk coverage, traffic speeds, pedestrian crossings, and construction, even accounting for which side of the street the students should be on at all times. I remember how we were hacking away at our laptop, USB cable connected to the phone, trying to resuscitate our demo as we were walking into the judging room. So after winning the hackathon, we spent seven months turning our prototype into something families could actually use. Through working with Becky Gray and the many

[01:05:52] wonderful leaders across FCPS Safe Routes to School and many of the leaders at Fairfax County Public Schools, we were asked the hard questions, like how are parents going to trust these three high schoolers, you know, making safe routes for their kids? You know, how can we actually demonstrate that a route that we're proposing is demonstrably safer than the regular route to school. So the excellent feedback, guidance, and support, and criticisms, most importantly,

[01:06:26] that all these staff gave us allowed us to build our product into something much better than what we had back at HackTJ. So after analyzing thousands of homes in Fairfax County, we discovered for about two-thirds of them, there is a far safer route to school than the one that Google Maps gives, which is the shortest. Because we optimize for safety instead of just the time that it takes to get to school, we believe that SafeWalker in the future will be able to create meaningful change across many different communities. I'm especially grateful to Mr. Brian Lambert and

[01:07:03] Principal Mukai for seeing our vision and believing us working seriously enough to challenge it, review it, and help us bring it to families. And to the parents whose feedback revealed problems we would never have discovered sitting behind our computers after we launched our 14th school pilot this October. We still have considerable work ahead of us implementing this for the rest of Fairfax County and hopefully expanding beyond Fairfax County, hoping to impact pedestrians in general as we scale up our systems and gather more data, improve our algorithms, etc. And we hope that this is the beginning of something much larger which impacts pedestrians as a whole.

[01:07:40] On behalf of Isaac Ashwath and myself, thank you for recognizing your work and for giving us students the opportunity to contribute to the community that we grew up in.

[01:07:59] So, so well done. Outstanding to all of you who were involved in this. And I, for one, am really grateful that you decided that day to run eight miles home. Because had you not done that, we might not be here today.

[01:08:14] And so thank you for doing that and turning that into action, something actionable. And then lastly, I do want to make this comment. Our kids, you know, if anyone at this dais, parents tell their kids which way to walk, they're probably going to walk the other way.

[01:08:32] But if you tell them and technology tells them, there is hope. And so don't ever underestimate the power of your voice to make a difference and that the way your audience responds to you And the young people who you could potentially prevent from getting in a harmful situation are all grateful.

[01:08:50] So well done. We're so proud of you. And with that, we're ready for a photo. And if you all could come forward and face the audience, then the board will rise.

[01:09:27] And finally, we have a resolution to recognize the Tech of Tomorrow student founders for their innovation, leadership,

[01:10:17] and contributions to advancing technology and inspiring future generations. And this was requested by myself and Supervisor Palczyk. And I see our speakers are here. And at this time, I am going to recognize Supervisor Paucik to read the resolution.

[01:10:34] Whereas Tech of Tomorrow is a Fairfax County-based, student-founded, non-profit organization established by Oakton High School students, Sori Shpati and Ritvik Chang, to make artificial intelligence, AI, education free, practical, and accessible to young people.

[01:10:54] And whereas, recognizing the growing importance of AI in education and everyday life, the founders launched Tech of Tomorrow to help students understand emerging technologies, evaluate AI-generated information, protect their privacy, and use digital tools safely and responsibly.

[01:11:13] Whereas, Tech of Tomorrow has reached more than 300 students through educational programs and hands-on workshops, established more than 10 student-led chapters across multiple states, and developed a free, self-paced AI literacy course to expand access to technology education.

[01:11:32] And whereas the organization has partnered with schools and community groups, developed resources, and reached more than 100,000 impressions through online content promoting responsible AI use, digital literacy, and technology awareness.

[01:11:48] And whereas the founders' leadership and accomplishments have reached regional media attention, including features on ABC7's Good Morning Washington and Fox 5 DC's The DMV Zone, highlighting their commitment to empowering the next generation through technology education.

[01:12:04] And whereas through their innovation, leadership, and dedication to community service, Suresh Bhati and Ritvik Jain exemplify the creativity and initiative of Fairfax County's young people while helping prepare students for an increasingly technology-driven future.

[01:12:22] Now, therefore, be it resolved that the Fairfax County Board of Supervisors, on behalf of all county residents, does hereby recognize and congratulate Tech of Tomorrow and its co-founders, Suresh Bhatti and Ritvik Jain, for their outstanding contributions to AI literacy, youth leadership, and accessible technology educations, and extends its best wishes for their continued success.

[01:12:46] I'm happy to second that motion. Discussion on the motion, Supervisor Palchik. Thank you, Mr. Chairman. what an incredible morning. Our high school students doing the work that we struggle to do every day is to attack two of our most important issues, pedestrian safety and AI. And we have both of you here this morning. You know, as you know, making technology education accessible is really helping ensure that our students have the opportunities that all of our students, more of our students have those opportunities of AI literacy, regardless of their background or access to resources. And preparing students for a changing world is increasingly part of how we learn

[01:13:25] to work is through artificial intelligence and helping students think critically, right? We were talking about that in my days when Google came out and now AI is an even more powerful tool. And so understanding how to use it responsibly and continue to think critically are huge. And especially just so proud of you, your family, your teachers, and everyone at Oakton for supporting your work and helping you in the work to recognize the need to have this initiative. We are so grateful.

[01:13:57] We're so proud of you. And as was said earlier, we can't wait to see what's next. And thank you. And thank you for showing us that the future is right here in our FCPS students. Thank you, Supervisor Palczyk. And let me also congratulate you. This has been an inspiring moment this morning to see back-to-back our young people excelling not only in school but excelling and tackling some of our very real community challenges that we face and you know I think for all of us I think we recognize not all of us have all the answers but we want to make sure everybody has a seat at the

[01:14:34] table to discuss those and clearly the perspective that you all have as young people, as entrepreneurs, as technology experts, is really valuable to tackling so many of these challenges. And so I

know both of you have won a whole bunch of awards over your time, which really I think is how we got to this point now, that your success is something that is to be cherished.

[01:15:01] But as was mentioned earlier, it's something to continue because we're expecting big things from you. We can look back many years from now and say we remember when those two young men were in the board auditorium and look at them now. And so high hopes for your future.

[01:15:16] Grateful to your support structure, your parents, the school, whoever really played a role in helping you get to this point. Grateful for their continued support because the future really is in your hands. And if it is in your hands, we are in great shape. So congratulations.

[01:15:32] With that, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And gentlemen, welcome. The floor is yours. First and foremost, we'd like to thank you for your very kind words about Tech of Tomorrow.

[01:15:50] On behalf of myself and my partner, Saraj Bhatti, we would love to thank you guys for this recognition of our efforts as part of Tech of Tomorrow. And I would just love to present our story of how we've grown as technology leaders. So a couple of years ago, we started noticing the the AI craze start to begin. And that was in our schools, our phones, and even our siblings. And people like ourselves are using it every single day. But the issue was that it wasn't being used sort of as a tool to enhance learning. It was being used as a shortcut to get around things.

[01:16:23] And no one was really teaching how to use AI safely and ethically. And kids were falling under the control of AI rather than using it as something which could actually benefit them. And that's when we decided to take action and start Tech of Tomorrow. So Tech of Tomorrow was started by me and Sarj about almost two years ago.

[01:16:42] And it's a student-run nonprofit that focuses on teaching AI literacy. And we focus on three main core things, which includes teaching how AI works, but at the same time learning how to use it the right way and doing so safely and ethically at the same time. And what started as such a small idea, and our first event we ever ran which is for a couple of students in our community itself, has grown into a much larger initiative, which we could have never expected.

[01:17:10] And today, we've taught over 500 FCPS and outside of FCPS students. And we have established chapters in a variety of states and schools inside of FCPS itself. And we have over 50 active volunteers.

[01:17:27] And like you guys said, we have, of course, run a variety of initiatives, like our online course, in-person workshops, online classes, everything we're trying to do to get out to more and more students every single day. And none of this could have happened by just the two of us, and that's why we would love to go and thank our volunteers who have given their time to us every single week, everyone who is part of our mission, like our families, our teachers, our mentors who believed in us from day one and have supported our cause from the beginning.

[01:17:53] And, of course, I would also love to thank FCPS itself for giving students like me and Saris the space to build things that really mattered, like this initiative, Tech of Tomorrow. And AI is going to shape the world our generation grows up in, and we just want to make sure every single kid is ready for it and not afraid of it.

[01:18:08] And we're really excited to see what Tech of Tomorrow grows into, hopefully in more and more schools in FCPS and even outside of FCPS. And thank you so much for your recognition. Thank you. Outstanding job, guys.

[01:18:26] I mean, it's just remarkable what you've done. And even more remarkable will be all of us watching you as you move forward in life, because you have many talents and we're proud of you and the entire county is proud of you. So with that, I think we're ready for a photo and Supervisor Palczyk will join me and the board can rise.

[01:20:41] And as our board agenda mentions, we have moved the annual presentation on elections to our next board meeting of December 8th, 2026. uh and so we will move on to board appointments to citizens uh to authorities commissions and advisory groups and let me ask supervisor smith if she has a motion thank you mr chairman i move approval of the appointments to boards authorities and commissions in the document dated november 17 2026. i'm happy to second that along with supervisor palchik are there any board appointments that board members have a question about or would like to be taken separately for a vote

[01:21:20] Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? That motion carries, and that brings us to board matters, and as we always do, these have been compiled electronically, and we will go alphabetically by Supervisor District following myself and Supervisor Smith, and so I am going to hand the gavel to Supervisor Smith so that I can move the following board matters.

[01:21:49] First, I move to approve without objection the proclamation requests listed in this document, and these are a resolution recognizing the Committee of Dulles for its 60th anniversary, a proclamation recognizing the Lexus Global Lacrosse Games, taking place December 8th through the 13th, 2026 at the St. James in Springfield, a resolution jointly with Supervisor Jimenez recognizing Dennis Kirk for 44 years of dedicated service to the Fairfax County Consumer Protection Commission, A resolution recognizing Kate Hanley for her decades of public service and contributions to Fairfax County, including her service as Chairman of the Fairfax County Board of

[01:22:28] Supervisors, but more importantly, as a member of the Fairfax County Electoral Board, a proclamation jointly with Supervisor Herity recognizing January 2027 as Human Trafficking Awareness Month in Fairfax County. Without objection, it's so ordered. Thank you, Madam Vice-Chair.

[01:22:45] My second board matter is in reference to the 2026 Virginia Association of Counties Achievement Awards. These awards recognize innovative programs and initiatives developed by county governments across the Commonwealth through their Achievement Awards program.

[01:23:01] They highlight creative approaches and improving government services and addressing community needs. I'm pleased to share that Fairfax County received five VACO Achievement Awards in 2026, recognizing initiatives in public safety, community engagement, housing infrastructure, and workforce development.

[01:23:19] These awards reflect the dedication of our county employees and their commitment to improving services and the quality of life for our residents. Therefore, I move the board recognize and commend the Fairfax County employees and departments responsible for these award-winning initiatives. I further move that the Office of Public Affairs and appropriate county staff be authorized to invite VACO

representatives and the award-winning teams to the boardroom on December 8, 2026 for a formal presentation of the awards following the board's regular presentation.

[01:23:48] The 2026 Fairfax County Vaco Achieve Award winners are 9-11 Artificial Intelligence, Community Engagement Framework for Capital Projects, Completed Projects Book, Permanent Supportive Housing, and Project Labor Agreement.

[01:24:06] I'll second that motion. Any discussion? All those in favor of the motion, please say aye. Aye. Any opposed? Any objections? That motion carries, Mr. Chairman. Thank you, Vice Chair Smith. My next board matter is entitled but unbuilt residential units, dwelling units. As the board is aware, there are a significant number of residential units that have been entitled, i.e. already approved by the Board of Supervisors for construction but have not been built. Having these units come online would represent significant progress towards addressing our housing goals and affordability. There are many reasons

[01:24:41] that these units remain unbuilt, including but not limited to access to capital, changes in the market, tariffs, interest rates, increased construction costs, and previous commitments that no longer match financial realities. In some cases, the factor may be within our control to address. Given the housing crisis that we're experiencing, it is incumbent upon us to find ways to assist in bringing these units to market, even if doing so is a departure from current practice and processes. To that end, the auditor of the board, auditor to the board, has on her work plan a study that will examine the factors contributing to delays or lack

[01:25:19] of development following entitlement approval potentially including market conditions financing challenges infrastructure requirements permitting timelines regulatory complexity and development costs the review could help the county better understand barriers to housing production and identify opportunities support to support more timely delivery of approved housing projects the report is expected to be presented to the board in the third quarter of FY 2027. The report of the auditor may include suggested ways in which the county can address the problem. However, in the meantime, one way in which we might help in circumstances

[01:25:57] where the approved development is no longer in step with the market is to adopt a less cumbersome and more streamlined entitlement process for applications that seek to make modifications that are of a similar type of residential use with similar community impacts. This could entail reduce zoning application fees and a fast-track approval process another is related to building permits building permits expire within six months of approval although the building official has the ability to extend the time for good cause shown and we encourage him to do that when it makes sense and can advance housing construction therefore I move that the Board of Supervisors

[01:26:36] direct the building official to continue to exercise flexibility in extending the time period for building permits to remain alive I further move that the board direct the Department of Planning and Development to report back to the board at a land use policy committee meeting by spring of 2027 on potential parameters for an improved and streamlined process for applicants to amend previously approved zonings as discussed above.

[01:27:00] I'll second that motion along with Supervisor Herity and a bunch of others. Any discussion on the motion? Just very brief. I think the board matter speaks for itself. We're all aware that these units exist throughout the county they are predominantly but not exclusively in certain areas of the county where you know there is high density but there is also complexity to to causing these developments to actually occur

the parameters that are in here many of them are outside of our control and what this board matter attempts to do is is influence what is in our control and try to expedite these as best we can on approved units that have

[01:27:40] already been through our process that are unbuilt are doing nothing to benefit housing affordability they're doing nothing to benefit our tax base and in some cases the existing use still is there has been abandoned and causes other challenges and so we need to be very flexible internally and how we treat these and really as was approved with my housing board matter earlier we have in place or will have in place soon also staff members who we've asked to reach out to abandoned office buildings to talk to them about future plans I would

[01:28:16] hope that we make that same effort to reach out to the applicants who have come through our entitlement process to find out exactly why these units aren't being built and if it is something within our control in terms of timeline streamlining expired building permits that we exercise all the flexibility that that we can to get these back on track, that I'd appreciate my colleagues' support.

[01:28:38] Thank you. Supervisor Herity. Yes, thank you for bringing this forward. I very much appreciate it. As the supervisor who proposed to the Audit Committee this review, people have spent hundreds of thousands of dollars, as we all know, going through the entitlement process, and some of them, as the chairman said, are out of our control of the hard costs, but there's some soft costs that we can control.

[01:29:04] talking with industry we can get these things built and I think getting additional units we can all agree helps the housing affordability problem so what what what I'm asking I'm hopefully the friendly amendment on the improved in streamlined process for applicants amending previously approved zoning that would include potential suspension of certain of our our requirements and proffers and things like that I yeah well just to be clear what this is is it if

[01:29:40] there is a proffer commitment that is preventing them from coming through yeah it doesn't erase that proffer commitment but what it does do is say to these applicants who have already been approved if that proffer needs to be amended we want to do that in an expedited fashion to get before the board and maybe substantially reduce cost of doing that to get before the board to change that entitlement because there's nothing the staff is empowered to do in terms of changing a proper administratively yes so we still have to come through us but the intention of this is to say if that is one of the reasons we want to hear that we want to understand what the modification of is of that and we want to try to streamline how quickly they can get to

[01:30:20] the board and remove cost barriers that might prevent them from doing that 100 percent agreement thank you for that clarification the only other thing I'd I'd ask, and I asked the question a long time ago, we're trying to get how many of those units exist, and I understand we're getting close, but if we can get, the board can get an update on when we'll get that feedback back.

[01:30:41] I know there's at least 40,000 units, but I don't know how many more than that there are. Thank you again, Mr. Chairman. Yeah, and happy to take that as a friendly amendment. As a part of preparing this, I had asked preliminarily for those numbers, so we have preliminary, but I know staff is continuing to work on that.

[01:30:58] And when we have a real good handle on how many of those there are, absolutely, let's circulate that to the board. And not only the number, but also the location of those. Supervisor Alcorn.

Yeah, thank you. Yeah, I'm supportive of this as well as the district supervisor with, I think, about 15,000 of those units in the Hunter Mill District.

[01:31:20] I do look forward to seeing ways that the process could be more streamlined. But, Mr. Chairman, thank you for underlining that once the proper is in place, it still has to come back to the board. So it's ultimately the call of this board for that.

[01:31:36] So thank you. Thank you. Seeing no further discussion, all those in favor, please say aye. Aye. Any opposed? Any abstention? That motion carries. Mr. Chairman. Thank you, Vice Chairman Smith. My next board matter regards flock safety, automated license plate readers. On September 15th, I introduced a board matter pausing the expansion of any new stationary flock safety automated license plate readers, ALPRs, in response to concerns this board has heard from many of our residents.

[01:32:03] Part of that board matter requested approval of a letter to Flock Safety's chief executive officer with a series of questions regarding their product. This effort was based on reports from around the country where the technology was unethically and improperly used by those who had access to the FLOC data.

[01:32:22] While I appreciate FLOC safety's responsiveness, the letter did not dissuade many of the concerns raised. The board matter also requested that the Fairfax County Police Department, FCPD, provide a presentation to the board at a safety and security committee, which did take place on October 20th.

[01:32:40] Following that meeting, it was clear that there were still concerns with Flock Safety's technology and access to all license plate data in Fairfax County. I appreciate that FCPD has demonstrated responsible use of this technology regarding data retention, data sharing, when queries can be made, the utilization of artificial intelligence, appropriate oversight, auditing, and transparency.

[01:33:04] Without a doubt, the program within FCPD has provided our community with another public safety tool. We also recognize that for any public safety effort to be effective, there needs to be trust from our community and that our program must evolve to ensure that trust is maintained.

[01:33:22] As such, the aim of this board matter is to strengthen privacy protections by further limiting access, adjusting data retention and sharing practices, and augmenting accountability through independent audits and clear public guidelines. It also seeks to evaluate in-house management and alternative vendors to strengthen county control and oversight, build public trust through meaningful community engagement consistent with our One Fairfax and Trust policies, and protect public safety efforts while preserving legitimate investigative capabilities.

[01:33:56] Therefore, I move to direct the county executive and deputy county executive for safety and security and director of information technology to work with FCPD to establish stricter guidelines that include the following. Continue to prohibit expansion of these cameras consistent with the board's action on September 15, 2026.

[01:34:16] Limit ALPR data retention to seven days. Restrict those who have access to search the ALPR database to only those specifically assigned to the Real-Time Crime Center, which has roughly 50 sworn officers. Prohibit data sharing with all other law enforcement agencies unless required by law and until a regional data sharing model is created through the Metropolitan Washington Council of Governments for the National Capital Region.

[01:34:45] And I should point out on that bullet point, right now Virginia law prohibits data sharing with the District of Columbia and Maryland. And I know there are efforts at COG to try to lift that restriction and try to share data within our region among trusted law enforcement departments.

[01:35:01] And that's why that bullet point has that element. Begin the transfer of data currently housed on the county's Amazon web cloud to servers owned and operated by Fairfax County that are located on the premises of the government center or other county facility as appropriate and take necessary steps to ensure that FLOC does not manage nor have access to data collected through cameras operated by the county.

[01:35:26] County staff will take these and other appropriate measures to ensure data access is limited to and controlled by Fairfax County at all times. Identify additional audit standards for the new system once in place. Make the information public as it relates to the location of these devices and the criteria used for their placement.

[01:35:48] Examples include property owner approval, data necessitating their installation, etc. Publish these guidelines and encourage voluntary adoption by the private users of ALPR technology. Continue to evaluate other vendors of ALPR technology as we know this is a rapidly changing industry and transition away from flock safety technology.

[01:36:11] An update should be provided to the Board at a special safety and security meeting on December 15, 2026 at 1.30 about progress made and timelines on outstanding requests as not completed by that date. It should also be noted these actions apply to stationary flock safety ALPRs that Fairfax County Police Department operates or has access to.

[01:36:36] Other than voluntary adoption by private owners of ALPR technology, the county has no designated legal authority to control the equipment that it does not own. And I so move. I'll second that motion. Seconded by Stork, Harrity, and myself.

[01:36:55] Okay, discussion on the motion. And I'm sure there will be quite a discussion on this, and I appreciate that. First, I want to start off by saying that I thank all of those who have provided technical assistance in putting this board matter together. This was not a work of my own, but a collaborative effort of a lot of individuals, including county staff, in the art of what is possible.

[01:37:18] It is very clear that there are major concerns in our community over safety, not just with flock cameras, but just major concerns over privacy in general. What this board matter does not attempt to do is satisfy people who don't support flock, and this is not meant to satisfy people who are for flock.

[01:37:40] This is meant to represent where I think the vast majority of residents of Fairfax County find themselves, which is we understand this is a tool that has been useful in solving and preventing crime, but we also empower Fairfax County to put in the necessary safeguards to protect the privacy of the residents of our community. And I want to emphasize that point because Supervisor Faust and I were the co-authors of our trust policy in Fairfax County. Supervisor Hudgens and I were the co-authors of our One Fairfax policy. So there is nothing more important to me than equity,

[01:38:15] number one, and number two, protecting our immigrant community. And so what this attempts to do is walk the fine line between protecting all of those things. I understand people will still be concerned, but I also understand that we have an obligation as a county to promote best practice and also to put in place safeguards that can be modeled everywhere else in the Commonwealth of Virginia. And I've

talked to many members of our General Assembly delegation who are looking for the types of things we can do to lock down data, protect people's safety, but also protect people's

[01:38:52] privacy. And this board matter strikes, I think, the right balance in doing all of those things while still giving the police a tool that has been benefiting our community. It is not lost on me that just a week and a half ago, in High Blue Valley, there was an incident where five individuals were arrested and seven guns were recovered following a shootout where over 24 shots were fired in a community in Fairfax County, a low-income community who people took advantage of.

[01:39:31] And when they took advantage of those people, because there was an ALPR located nearby, the police were able to maintain, to get the information, and to put these people in a place where they can no longer harm other individuals. That community deserved that. Just because they might not have the resources to put in their own ALPR system doesn't mean they don't have the right to have technology used to create a safe community in their neighborhood. This was in the Richmond Highway Corridor. Supervisor Lusk and Supervisor Stork know it well. It was in walking distance from where I grew up, and I know the people that live in that community, and they deserve the same

[01:40:10] protections everybody else in this community does. And so from an equity standpoint, if we do not adopt these safeguards, if we were to take this program away from the police department, in essence what we would be doing was say, for the hundreds of these cameras that exist that are privately owned throughout Fairfax County that follow no rules, you will be able to continue to do that.

[01:40:33] Don't look at the county standards because our county standards will be much better. We can encourage them if this board matter is passed to try to follow our standards for how they operate their private cameras. There are hundreds of them throughout the county. For the tiny number of ones that Fairfax County owns and maintains, we can set a standard for how they're operated.

[01:40:53] But most importantly, we can deploy them in areas where communities want them, where they need them to help prevent crime and solve crimes. If we take our own program away, where will those communities go for that? That's the service that our system provides.

[01:41:11] That is one instance. There are many, many others. I'm not going to go through all of them because all of you know. We don't know what the future holds. This program could be radically changed by a court decision. This program could be radically changed by the Virginia General Assembly.

[01:41:27] But this is a program that has provided some benefit to our residents that we currently have the control an opportunity in our hands to put in much better safeguards to protect the privacy of the people, all the people who live in Fairfax County. And so again, this board matter is not meant to appease folks who don't believe in FLOC. It's not meant to appease folks who want to see FLOC grown and think there need to be no guardrails in place. What I believe is, and what my obligation as chairman of this board is to bring a compromise forward to the board that I think reflects where

[01:42:02] most people in Fairfax County are, which is we want to live in a safe community, we want our police to use technology, but we want them to use it in the most ethical, best practice way possible. And I believe if this board matter is approved, we can take a program that has good parameters in place now, certainly compared to nationally, but can be best practice for how you can maintain both the integrity of our system, the privacy of our residents, and the protection of our residents moving forward.

[01:42:32] And so, again, I appreciate all of those who contributed to this. This was a Herculean effort to pull this together with all of these parameters in place. And I hope you will support it. Thank you, Mr. Chairman. I have Supervisor Bierman, Seismar, Heiser, Lusk, Herity, and Palchek.

[01:42:48] Supervisor Bierman. Thank you, Madam Vice Chair. Unfortunately, I will not be supporting this motion. I think that it falls short of where we need to go, which is I think that we need to immediately end our relationship with FLOC. FLOC has proven itself time and time again to be a bad actor in this space.

[01:43:06] It has not protected the data that it is collecting, and that causes devastating consequences sometimes for the residents who live in areas with FLOC. I appreciate that the FCPD has tried to get a handle on this situation, but as far as I'm concerned, there is really no control as long as FLOC is still involved.

[01:43:30] To quote from an article from another locality that it decided to end its FLOC contract, that locality worked closely with FLOC safety during the outset of the program to design a model that strictly prohibited out-of-state data sharing and ensured that any agency receiving access to that data was approved by the police chief or his designee. Later, that locality found out that there was a backdoor into its data through FLOC. So I simply do not think that keeping flock around is something that is viable. Further, the truth is that as this technology has

[01:44:04] progressed, as ALPR has become more ubiquitous, as there has been a creation of surveillance networks, I do think that many of the searches and many of the uses are starting to bump right up against the Fourth Amendment. The Supreme Court has held that people do have a reasonable expectation of privacy in the whole of their physical movements. And in a case this past summer, Chhatri, The Supreme Court held that you had a reasonable expectation of privacy, even in some of your public movements.

[01:44:37] To be blunt, the tech that we're seeing today, AI-driven tech, is, in my view, approaching the type of dragnet type of law enforcement practices that the defendant, Mr. Knotts, in the Knotts v. United States case, warned against.

[01:44:54] the case that is used right now as the basis for some people to say that ALPR technology does not require a warrant. I do think that, as Mr. Chairman said, that it is likely that there will be court cases or other bits of legislation, either at the state or the national level, that will affect how we can use this technology. But I firmly believe that Fairfax County should always be a leader, That we shouldn't wait for the law to catch up, but we should get ahead of it.

[01:45:26] And I think the necessary first step is ending FLOC. Finally, I do believe that a lot of the proposals in this board matter are likely good ones. But I think that in order for us to get to that point, in order for us to decide what the next round of ALPR usage or camera usage or this technology usage is, I think there needs to be a broader public engagement, public debate, and debate amongst ourselves. We have had one important safety and security meeting in which we did hear about the

[01:46:02] benefits of this technology, benefits that in some ways I do not dispute. But there needs to be a broader, more balanced conversation going forward so that we can earn back the trust of our residents. And I recognize that there are arguments to be made, as Chairman McKay eloquently made, about equity concerns. I also recognize that in areas of my district with lower-income people, they are very, very

concerned about this technology because they are very, very concerned about how it is being used by bad actors, by how it is being used by federal agents,

[01:46:40] by how it is being used by ICE. They are worried about it, and I have to respect that and say that it is time to put a pause on Flock and to start the broader conversation tomorrow. Thank you. Thank you, Supervisor Sizemore, Heiser, and then Lusk.

[01:46:57] Thank you. This is a very difficult topic, as many of the things that we grapple with. So I wanted to start by saying just that I will also not be supporting this board matter. I very much appreciate the chairman's efforts in finding a compromise here.

[01:47:15] And I very much agree that when we come to a compromise, it usually does, you know, everybody is a little bit unhappy and everybody is a little bit happy. So I really want to applaud the efforts. I just don't think this goes to the deep concerns that I have regarding this program, regarding the privacy rights.

[01:47:33] And I agree with my colleague, I think, putting a pause on the use of these cameras while we do further conversation, while we engage with our community, and really while we look a little bit deeper into the legal concerns. So I also want to thank our law enforcement department, our police department here in Fairfax.

[01:47:51] They have practically put some very strong safeguards against misuse of ALPR data. I really appreciate those safeguards and the work that they've done. I just don't think that they are far enough given the concerns. Of course, these cameras can be a good law enforcement tool.

[01:48:12] The job of law enforcement is to naturally want every tool that might help solve a crime. That is their job. No one is saying that these don't have benefits. But our role is different. As elected officials and stewards of this government, we have to make sure that what we authorize is consistent with the Constitution and strikes the right balance between security and liberty.

[01:48:34] That's just seminal to me. On ALPRs, too many questions remain open. The Fourth Amendment protects the right of people to be secure in their persons, houses, papers, and effects against unreasonable searches and seizures. It allows warrants only upon probable cause.

[01:48:50] This language comes from the founding of our country. The warrant requirement is the Constitution's safeguards against unreasonable searches and seizures. Before a government searches, a neutral judge must agree there's a specific reason, a specific reason for that search. This isn't a judgment about our law enforcement integrity. I believe our law enforcement has the highest integrity. It's just a structural check like the many others we rely throughout our government to protect individual rights. As technology advance, the courts have applied that principle again and again. From cats in 1967 to GPS tractors

[01:49:27] and Jones in 2012, to cell phones in Riley in 2014, in cell phone location process in Carpenter in 2018, where it noted that the central aim of the framers was to place obstacles in the way of a two-permeating police surveillance. In Chattery, as my colleague mentioned, a Virginia case, the Supreme Court held six to three that obtaining a person's location history is a Fourth Amendment search. A Fourth Amendment search requires a warrant. That was true even though it only covered about two hours of a person's movement. The court made clear that short-term monitoring is protected.

[01:50:03] AI-driven technology, as my colleague mentions, that is not specific to an incident or specific to what the police already see, but surveillance on people doing their everyday lives is a step too far for me without looking at a warrant requirement. And I understand the balancing.

[01:50:22] I understand this is a difficult topic. I don't begrudge any of my colleagues who are supporting this. I think everyone has to come to their own decision. I respect all of the decisions that have gotten people to their votes, but to me, this is a step too far in surveillance without probable cause. It needs a warrant. The direction of the court is clear. Records about where people go are private, and the court's requiring a judge's approval to access them. These safeguards in this motion, as meaningful as they are, don't meet that standard. I believe ALPR use, at least without a

[01:50:59] judicial warrant for every access to the data goes too far. This isn't a partisan issue. Jurisdictions in red and blue states are pausing. In Texas, cities in Arizona and Missouri, Boulder, Fullerton, Los Angeles, Lynchburg here in Virginia, they're not abandoning public safety.

[01:51:15] They're taking the time to get this right. I worry about surveillance creep. There are slippery slopes in both directions, but technology that is aimed at a specific crime, that is aimed at a specific incident that is aimed at what police are watching is different than technology that just looks at where we're going without any probable cause or reasonable suspicion. I worry about data security. I appreciate this motion, but I'm not sure I know that I want COG creating the criteria for when we share our data with our surrounding jurisdictions. I would prefer to have that control ourselves. I prefer to have the control ourselves as to monitoring that data

[01:51:53] and nothing against COG. I'm sure that they're well-meaning, but this is not an issue I want to hand over. I worry about our immigrant neighbors. I worry about people facing domestic violence concerns. We just don't have enough data also on effectiveness. I appreciate the conversation in our committee meeting, but I wanted the raw numbers, not just percentages, and a clearer link between ALPR use and the cases solved. Without that clearer link and with this extreme impact on liberty and freedom and the Fourth Amendment, I can't fully weigh that public

[01:52:32] safety against constitutional rights. So I believe a better path is to pause, to study the appropriate safeguards, consider a judicial warrant requirement for all access to the data, along with strong data security and real measures of effectiveness openly in partnership with law enforcement, the community, and other stakeholders. I am extremely grateful to the chairman and the police for their efforts and their partnership and the recognition of that balance. But this is not the course that I can support. I appreciate my colleagues for the thoughtful conversations around this.

[01:53:07] Thank you. Thank you. Supervisor Lusk, then Harity. Okay, thank you very much Madam Vice Chair, and I'll say that I'm going to differ from the previous two speakers in stating that I appreciate this motion from the chairman and appreciate the input from others to make stronger safeguards on this FLOC implementation and use. I feel very strongly that the parameters and the points that have been

[01:53:40] outlined in this board matter are going to make it a lot stronger, limiting data retention to seven days. I appreciate that. Second, you know, restricting access to those who are assigned to the real-time crime center, and that's only 50 sworn officers. We are really reducing the opportunity for this to be misused in a way that we've seen in other localities.

[01:54:10] And I differ on the point about working with our law enforcement agencies and the Council of Governments, because I see an opportunity for us to deliberate over this from a regional standpoint, because it's a regional issue.

[01:54:26] And we need access to information from D.C. and Maryland and other places in this region to ensure the safety of our residents. And I'll say the last bullet, I won't go through all of them, the last bullet, which talks about looking at other vendors.

[01:54:49] I'm not sitting here saying that FLOC technology is the only and best technology for us to use. But right now, it is the technology that we are using. We can look to see if there are other alternatives that will give us even better safeguards.

[01:55:10] And I think it's so important that we bring this issue back to our safety and security meeting to have this conversation. Let's see where we are. We're only talking about a couple of, less than a month, excuse me.

[01:55:25] We're talking about less than a month for this item to come back for discussion by this body. So I don't see that as causing irreparable harm to our community in extending the prohibition on the expansion of FLOC and then deciding what we do as a result of the information that we receive and determine whether or not FLOC is the technology that we continue with.

[01:55:54] This issue is important, and the chairman's right. We have communities that are extremely vulnerable. These communities are asking for this technology to make their community safer.

[01:56:10] And the example that the chairman gave, there are many more in the High Blue Valley community, and I represent the High Blue Valley community. So this is not something that's lost on me personally, and my community is not the only one.

[01:56:25] It's not the only one that has this concern either. We have a responsibility to ensure the safety of our residents, and I want to make sure we're doing everything to make that happen.

[01:56:44] So, Mr. Chairman, I will conclude there. Thank you very much. Supervisor Herity, then Palchuk. Yeah, thank you. I want to thank the chairman for his work pulling this together, and I'm going to echo his comments, the comments of Supervisor Lusk.

[01:57:00] I don't like all of this necessarily, but I think we're doing the best we can in keeping a very, very, very, very important tool in place. I mean, I don't consider 50 officers with the ability to search the license plate of a bad guy to be surveillance.

[01:57:20] That's a stretch, and I don't want our public thinking that we're surveilling every person. We are looking for very specific bad actors after a very specific crime. I appreciate it.

[01:57:39] I'm not going to repeat what I said at the Public Safety Committee meeting. I'll do a shortened version. But criminals do pay attention to this. And when I heard when I was out with the narcotics squad, yeah, you can buy it, but not here in Fairfax County.

[01:57:58] They're paying attention. If we take these down, they know Tyson's Corner is open for business. We're not going to have the tools that we have. Will some of them get solved? Yes. Will as many as get solved now get solved as quickly? Not a chance.

[01:58:16] So I will be supporting the motion. Again, I want to thank you for your efforts, Mr. Chairman, and hopefully I look forward to the December meeting where we can discuss it further. Thank you, Supervisor Palczyk, then Stork. Thank you, Madam Vice Chair. This is likely the most challenging decision, difficult one we've made on this board. And I too, I think we all recognize the usefulness of this tool for law enforcement. But I believe every single tool must be heavily weighed for its potential for abuse and

[01:58:49] misuse, not necessarily by our department, but by outside agencies. To me, the core issue is trust and the public's relationship with law enforcement. This is especially concerning those of us who know what it's like to live in countries where that does not exist.

[01:59:07] And that is my greatest fear. Flock systems and track record do not inspire confidence, including cases of stalking and harassment and a lack of integrity in their storage of data that have even shared data without their partner organization's permission, as was mentioned.

[01:59:24] And most importantly, with federal immigration agencies who have come into our communities, into my most vulnerable communities, and pulled residents out of their vehicles, scared the entire community. I'm proud of the work that FCPD has done in being a leader for strong access, for auditing, for accountability, for the policies under ALPR.

[01:59:49] But this does not remedy the faults that exist with the way in which FLOC operates and stores data and the breadth of surveillance is especially pervasive in a time of AI. Without more significant technological guardrails, and this does come a long way, and we may come back to this once we are more confident, I believe the use of flat cameras and ALPR will damage the public's relationship with law enforcement, especially at a time when there are so many concerns here and globally and

[02:00:23] across, as was said, every party line as to AI and technology and the lack of guardrails currently in place. I believe the continued use has the potential to put both our trust policy and One Fairfax at risk, and that is why I cannot support this board matter today.

[02:00:45] Thank you, Supervisor Stork. Thank you, Madam Vice Chair. I don't live in Georgia. I don't live in Arizona. I live in Fairfax County, and in Fairfax County, I think we've done it mostly right, And I think the point of this board matter, which I support, is to do it a little bit better.

[02:01:03] And I think doing it a little bit better is maybe a hallmark of Fairfax County. We see something, we can tinker with it, we can improve upon it. I think that's what we're about. I don't know what the devastating consequences have been for this technology outside of when we didn't have this technology and the devastating consequences that we saw with crime and other issues, at least in the Richmond Highway Corridor and our communities.

[02:01:30] I know of kidnappings that would not have been solved. I know of guns that would not have been off the street. I know of cars that were stolen that would not be recovered. I know of all the things that have happened the last few years where this technology has made a huge difference.

[02:01:46] And I think maybe some of the publicity of that we could have done better and help people understand why this technology can make a difference and the importance of it. When you look at guns like this that are taken off the street and you know that potentially somebody else is going to get shot with this gun, you know that ALPRs made a real difference just a few weeks ago.

[02:02:08] So I'm back to why are we pausing anything? We can talk about how we can make this better, and that's the purpose of the committee meeting. But why would we pause, seriously, why would we pause continuing to prohibit expansion of these cameras?

[02:02:24] Why would we pause moving retention to seven days? Why would we pause reducing access to search of the ALPR data? Why would we pause continuing to restrict that? Why would we pause continuing to prohibit data sharing and actually reduce it further?

[02:02:42] Why would we pause beginning the transfer of data to county-owned servers, you know, that we control? Why would we pause limiting and further controlling access? You know, why would we pause providing the public with additional information about where these cameras are? Why would we pause additional audit standards, which would, again, further control of this?

[02:03:02] Why would we pause making sure these guidelines are out there so that voluntary cameras that are used by other voluntary organizations, they would see and maybe value and benefit, and frankly, all of us could persuade them why this approach is a better approach. Again, why would we pause evaluating other vendors? Those are the key parts of what this board matter has in it. I see no harm. I only see help helping further our conversation with the community. I only see how this can improve our discussion. We absolutely need to continue this conversation, but the way to continue this conversation is to tighten what

[02:03:39] we're doing and recognize that we're going to do this much today and then we're going to do maybe a little bit more in a month from now or two months from now but let's get started on this let's get started today let's support this board matter and make that difference thank you thank you supervisor Jimenez thank you so much I really appreciate the dialogue and the conversation I've always said you know we're not always going to agree on everything let's try to focus on the things we can't agree on, but in this specific instance, it seems like we have a pretty torn board here, which is okay. I do absolutely realize after speaking with so many of you

[02:04:18] at the end of the day, right or wrong in what we think, we're all trying to do the best for our community and our districts and our districts all look very different. So what works in one district might not work in another. It's my responsibility, just as it is for all of you, to look at your residents in your district and think about how that impact plays out and then obviously taking a step back and seeing how it impacts all of Fairfax County and how it impacts the future of this of this board and then obviously we want to while doing all of this you know work with our

[02:04:55] public safety officials with our police let them know that we do appreciate the work that they do Where I'm torn in this conversation is doing something versus doing, I don't want to say nothing, but not moving.

[02:05:15] Moving today on something versus waiting a month, as Mr. Lusk said, to have another dialogue. As the chairman said, this is a conversation that's going to continue on. We're going to see what happens in the courts. We're going to see what happens with our state general assembly.

[02:05:31] There could be some guidance there. But where do we start moving? Where do we stop? How do we move? How quickly do we move? And I kind of fall where Mr. Beerman talked about in this idea that we need to have more conversations.

[02:05:51] We need to have more dialogue. And that is coming and that will be coming. But as of today, I just personally, for my residents and for the folks in Mason District, which has the most diverse, we are the

most diverse district in Fairfax County.

[02:06:08] Yes, we are. Yeah, we are at all. Yeah. Okay, well, moving forward, the point is, for our residents, for my residents, I'm voting no. I don't think this goes far enough. I want to have this continued dialogue. This may change in the future.

[02:06:24] It's ever-changing, but as of today, though, I appreciate the chairman for bringing this board matter forward and wanting to work on this issue. I have to vote no. Thank you. Supervisor Palchuk, you said he had a question. Maybe it's a comment or a question, if there's more clarity.

[02:06:41] Tyson's was brought up. My understanding is that what we are talking about are the publicly owned cameras, public land owned by Fairfax County and the Police Department. This would not, as was shared, has no impact on some 400 cameras on private property and properly owned.

[02:06:57] Maybe that's a question for the chairman. Is that correct? That's explicit in what my board matter says. We do not have any control over those. However, I will say, if the FLOC contract was ended, we might have very limited access. If not, we may have no access to that data in the future.

[02:07:18] So, you know, right now we have access to our own camera data, but we also can get access to the data that these private ALPRs have if we need it for potentially solving a crime. That could go away if the program went away. So that would affect every camera that's in the system.

[02:07:34] We're discussing a pause, so I guess it's all right, but we'd have more clarity on that. But I just want to be clear that the majority of our cameras are not publicly owned. Okay, it looks like it's my turn. Man, I was up way too much last night trying to figure this one out because I totally understand the concerns, the concerns about people's safety and privacy, and I've heard this from my family.

[02:08:04] And it made me think back to when I first got elected to the school board, and I started in March, budget season. And the superintendent at the time had a budget meeting for the public, and everybody started out in a basic room hearing about the budget, and then there were breakout rooms.

[02:08:24] And what I heard in those breakout rooms really affected how I do this work. And I heard, if your kid was in special education, fund it. If your kid was in advanced academics, fund it. But if you didn't have a relationship to those things, you didn't value them.

[02:08:44] And it really made me see the purpose of having elected officials is for us to take in all this information, understanding we will never make everybody happy, and that there is no really right answer.

[02:09:01] We make the best decision we can at the time. And listening to this discussion and understanding that there is support for what happens and there are real concerns, I think the easier vote for me would be just to say, no, I can't do it.

[02:09:28] I can't do it. I think that where we are with what Chairman brought forward, you know, could we limit data retention to three days? Could we limit it to 10 people have access?

[02:09:45] We can do these things, but I just can't say stop until we have better things in place. And we might get to the point where we say no more flock, right? But right now, I want to give us a chance to put some things in place and have some time to see where we need to go.

[02:10:07] So I'm going to vote yes for those reasons. I don't know if any other comments. Supervisor Evercorn. Yeah, thank you, Madam Vice Chair. So for me, the deciding point all comes down to who

accesses the data and how it's managed.

[02:10:26] And FLOC says they are not accessing or monitoring camera footage. Implementation of this board matter will remove the ability of FLOC to access the data. This calls FLOC's bluff.

[02:10:42] Let's see how they do. Okay. Mr. Chairman. Yeah. First, I appreciate all of my colleagues' input on this. I will just go back to I think what Supervisor Jimenez said this, which is all districts are very different and have a different flavor and have different concerns and issues.

[02:11:05] And that is why, as the person who represents every person in this county, I came forward with a compromise that I think moves the needle for every district in this county, which is for those who are concerned about losing this tool, we don't lose this tool.

[02:11:23] For those who are concerned about protections and safety and privacy, we have tightened it substantially in what could be a national model in this interim period while the world is still sorting this out. I will just close by saying this.

[02:11:41] Again, one Fairfax and our trust policy were referenced. Part of the reason why I spent thousands of hours of my time working and co-authoring both of those was for a moment like this.

[02:11:57] I believe the safeguards that we're putting in place honor equity. I believe the safeguards that we're putting in place honor protection of privacy, protecting our immigrant community. Our immigrant community knows that we would not turn our back to them in Fairfax County.

[02:12:14] I would also say that there have been issues nationwide, as was mentioned. That has not been the case in Fairfax County. So we can read national headlines and we can make it sound to our constituents falsely like those things are happening here.

[02:12:31] But we have absolutely no evidence to support that. In fact, what we have had is a presentation of all the different safeguards that are put in place already voluntarily in Fairfax County. by our law enforcement agencies to make sure that we're not violating our trust policy or our One Fairfax policy.

[02:12:50] And so I think this strikes the right balance. That is the obligation that a chair holds is to come forward with something that strikes the right countywide balance because I listen and talk to people everywhere in the county. The last thing I will say is, and this weighs heavily on me, because we can make interim improvements to a program, does not mean you're going to stop assessing it moving forward.

[02:13:11] Does not mean you're going to stop improving it. Does not mean if the General Assembly were to require warrants that we couldn't overlay that on top of an already sound foundation of privacy protections. Those are things that can be done.

[02:13:24] But what really resonates with me is that in the last couple years, we have had 1,675 ALPR cases, almost 600 stolen vehicle recoveries, 951 people arrested and 2,700 arrest charges, 1,776 felonies and 921 misdemeanor charges, 68 guns recovered and 60 missing people located.

[02:13:54] all of those have people families communities attached to them they matter too and in striking our right balance we have to not lose sight of those instances that are directly attributed to alpr technology our police are not surveilling people i hear that all the time police use alpr data when something has happened and they want to go back and look at and try to solve a crime or apprehend an individual. There is no way our department should or even could, with the

[02:14:31] resources we have, do what has been described by some people. You know, to me, this is a lot akin to when I was first on the Metro board, I brought forward an item to install surveillance cameras in the parking structures at the Metro garages all over the county. But I took a lot of heat from people about that. People were going to be surveilled. And the reality was, is no one was being surveilled because Metro doesn't have the resource to have someone sitting there watching every surveillance camera in the system. But what that did do is if you came out of the station as

[02:15:06] a Metro customer and your car was stolen and you knew what time you parked it there, they could go back to the data and harvest it so that they could look at that time period and try to figure out what happened to your car so that they could solve the case for you. I mean, technology is always evolving.

[02:15:25] We have a responsibility to protect the public in public safety and in privacy. And I believe this board matter is the only thing I've seen that's come forward that tries to strike those two things. I recognize this has been a hard vote for some of my colleagues on a hard subject.

[02:15:43] But, you know, it's necessary. It's necessary to give our residents the confidence that we are putting in place the best privacy protections you can possibly put in place at this moment to control a system that we already have in place. But it's also giving the confidence of our residents that when egregious things happen to people and our loved ones, we will use the technology we have responsibly to try to solve that problem and to try to bring justice to the people who are asking us for it.

[02:16:10] And so I appreciate my colleagues' support for this. For those that didn't support it, I appreciate their input and their passion that this will be a continued conversation as we move forward, but I think an absolutely necessary step at this point in time.

[02:16:26] so thank you. Okay, seeing no further discussion, I am going to call for a voice vote and come down the table. Supervisor Herity? Herity, aye. Stork? Stork, aye. Alcorn? Aye. Palchek? Nay. McKay?

[02:16:43] Aye. Smith, aye. Beerman, nay. Seismore Heiser? Seismore Heiser, nay. Lusk? Aye. Jimenez? Nay. Okay, that motion does pass. I think carries. Thank you, Mr. Chairman. Thank you. Thank you all for that conversation. And that is the end of my board matters. And next up is Vice Chair Smith.

[02:17:09] Thank you, Mr. Chairman. This is a joint board matter with Supervisor Herity about residential conservation district public uses. On July 26, 1982, the Residential Conservation District and Water Supply Overlay District were created through board approval of rezoning applications

[02:17:38] RZ-82-W-051 and RZ-82-W-054 to protect the county's water supply. These applications rezoned approximately 40,700 acres of land to the RC District and establish the approximately 63,118-acre water supply protection overlay district, which encompasses the entire area of the county located in the Occoquan watershed.

[02:18:08] Public uses within the RC district, such as public schools, are limited to a maximum floor area ratio of 0.15, with no legislative option to increase FAR absent rezoning the property out of the RC district.

[02:18:25] Public facilities located within the RC District sometimes require renovation to accommodate operational and for schools educational program needs. The current FAR limitation may restrict the ability to complete necessary capital projects as has been highlighted with the planned renovation of Centerville High School.

[02:18:45] In response to this issue in 2025, a review of maximum FAR for public uses in the RC District was placed on the Priority II Zoning Ordinance Work Program to consider allowing an increase in FAR for public uses in the RC District by a special exception.

[02:19:03] To move forward with these necessary capital projects, we need to proceed with this Zoning Ordinance Amendment. Therefore, I move that the Board reprioritize the Residential Conservation District Public Uses Amendment from Priority 2 to Priority 1 on the Zoning Ordinance Work Program.

[02:19:22] Authorization of public hearings and outreach for this amendment should occur in the first half of 2027, with the goal of completing the amendment prior to the Board's 2027 August recess. You've heard the motion. It's been seconded by Supervisor Herdy and Bierman.

[02:19:38] Discussion on the motion? I think this says it all. Seeing and hearing none, all those in favor, please say aye. Aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Smith. I'm doing good. Thank you. Supervisor Smith. Supervisor Beerman.

[02:19:55] Oh, wait. Oh, I'm sorry. I'm sorry. First, it says none, but let me also make sure of that. Supervisor Sizemore-Heiser. Thank you. I don't have a board matter, but I do have a staff introduction that I'd like to do briefly. So I'd like to introduce my new chief of staff, Tara Reichenbach, who joined us just a couple weeks ago.

[02:20:16] And she has been jumping right in to the work of our staff and brings great passion and a calmness and a sense of humor. She also brings more than 15 years of experience in public service, government operations, executive leadership, and policy implementation.

[02:20:35] Throughout her career, she has helped translate complex priorities into meaningful results by advising senior leaders, managing large teams and budgets, and building partnerships across government and community organizations. Tara has worked overseas on multiple USAID projects and most recently supported the U.S. Department of State programs, focusing on strategy, operations, and financial and programmatic sustainability.

[02:20:58] She holds two master's degrees from George Mason University in community and global health and conflict analysis and resolution. Tara has strong personal ties to Northern Virginia. She lived in Fairfax County for over 10 years before moving to Loudoun County, where she continues her commitment to public service, serving as a Loudoun County election official and has supported Loudoun County public schools, both as a substitute teacher and a school bus driver, which my son is very excited about.

[02:21:23] Tara brings a wealth of leadership experience, a collaborative approach, and a strong understanding of community needs. I am pleased to welcome her to the office as my new chief of staff and look forward to the contribution she will make to our team and the residents we serve in the Braddock District. Please join me in welcoming Tara. Thank you, Supervisor Sizemore Heiser, Supervisor Beerman.

[02:21:46] Thank you, Mr. Chairman. After a weighty morning, I'm disappointed that Supervisor Sizemore Heiser did not bring up the fact that this is a big week for the two of us. It is the big game. My Stanford Cardinal and her golden bears, as we say on the farm at Stanford, save the polar bears, crush the golden bears.

[02:22:06] So with that, we will likely be having an important bet that will go down at some point this weekend. You may see Supervisor Sizemore Heiser wearing a Stanford T-shirt at the next board meeting.

[02:22:22] With that, I have one board matter today, which is recognizing Reverend Stephen Smith-Cobbs for nearly three decades of service to the Herndon community. After 40 years of ministry, including nearly three decades of dedicated service to Trinity Presbyterian Church in Herndon and the broader Fairfax County community, Reverend Stephen Smith Cobbs, affectionately known to his congregation and community as Pastor Stephen, will retire on November 22, 2026 with a farewell sermon, leaving a lasting legacy of compassionate leadership, community engagement, and service to others.

[02:23:00] Since becoming senior pastor of Trinity Presbyterian Church in May 1997, Pastor Stephen has worked to foster a welcoming and inclusive congregation while extending his commitment to service well beyond the walls of his church. Throughout his ministry, he's helped strengthen community connections, encouraged civic engagement, and supported initiatives that address the needs of some of our most vulnerable residents.

[02:23:20] His contributions to the Herndon community include involvement with Herndon Elementary School, the Herndon Festival, Project Hope and Harmony, Lunch for the Soul, and Virginians Organized for Interfaith Community Engagement, Voice. He's also demonstrated a deep commitment to serving individuals and families facing hardship through his work with Cornerstones, where he serves as Vice Chair of the Board of Directors.

[02:23:41] Through his leadership, Pastor Stephen has exemplified the important role that faith and community organizations play in bringing people together, fostering a sense of belonging and strengthening the social fabric of Fairfax County. As Pastor Stephen prepares to retire, it is fitting that the Fairfax County Board of Supervisors recognize his many contributions and express our appreciation for his enduring impact on Herndon and Fairfax County. Therefore, Mr. Chairman, I ask without objection that the Office of Public Affairs prepare a resolution recognizing Reverend Stephen Smith-Cobbs for his years of dedicated service, spiritual leadership, and contributions to the Herndon community in Fairfax County

[02:24:18] to be presented at Pastor Stephen's retirement ceremony on Saturday, November 21, 2026 at Trinity Presbyterian Church in Herndon. Without objection, it is so ordered. Supervisor Beerman. I will only close by saying that Supervisor Herity is lucky that I did not have as much confidence going into the Virginia Tech game in advance, but Stanford did win 40-22, and it was awesome.

[02:24:43] So thank you very much. That's all for me. Can I respond to him? No other response, really. All right. Supervisor Lusk. Thank you, Mr. Chairman. Land Unit A of the South County Center Community Business Center is located within the Richmond Highway Community Revitalization District.

[02:25:06] The current base plan recommendation within the conference plan states that the land unit is planned for office and or retail and or mixed use up to approximately 610,000 gross square feet. Recently, a proposal to integrate self-storage into a mid-rise mixed-use building has been presented to staff within the Department of Planning and Development.

[02:25:29] Staff have determined that to consider self-storage amongst the mix of uses, an amendment to the conference of plan is necessary, concurrent with the proposed zoning application. The zoning application has been recently filed with the Zoning Evaluation Division, and community outreach is being planned by the applicant.

[02:25:47] Therefore, Mr. Chairman, I move the Board of Supervisors' authorized staff to concurrently process a plan amendment to consider self-storage among the mixed abuses proposed with Resilient Application RZ-2026-FR-00035, located at tax map reference 101-4, double circle 1, parcels 5B and 14B.

[02:26:12] This motion should not be construed as a favorable recommendation by the board on the plan amendment or zoning applications and documents and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

[02:26:28] This action in no way prejudices the substantive review of the plan amendment or the zoning application. Thank you, Mr. Chairman. You've heard the motion. The chair will second that discussion on the motion. Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Supervisor Lusk. No further items. Thank you, Mr. Chairman. Thank you. Supervisor Alcorn.

[02:26:54] Thank you, Mr. Chairman. One board matter for me today. Holly Rice Holding LLC seeks approval of CDPA PCA-2016-HM-007-003 and FDPA. 006.

[02:27:11] Mine says 006. Oh, no, the next one is 006. Oh, I'm sorry. I'm sorry. No, it's okay. You're right. And FDPA 2016-HM-007-006, also known as the Applications, to amend portions of the approved plan for the remaining undeveloped blocks of the Howley Rise project in Reston.

[02:27:33] Howley Rise is located immediately south of the Reston Town Center Metro Rail Station and the Dulles Toll Road and west of Reston Parkway and is famously home of the Wegmans in Reston. The Board of Supervisors originally approved the Halley-Rise project in 2018 for 4.16 million square feet of mixed-use development across eight blocks with the maximum intensity of 2.62 FAR floor-air ratio.

[02:27:58] To date, Halley-Rise has delivered two multifamily residential buildings on blocks F and C, along with associated grid streets and ground floor retail, including an urban-style grocery store, also known as Wegmans. the proposed amendments would redistribute previously approved uses among the remaining undeveloped blocks to optimize the location and orientation of the uses and expedite delivery of key project components the applicant has worked with county staff my office and commissioner thomas and is scheduled for a planning commission public hearing in january of 2027 the applicant has requested concurrent processing of the site plan associated with the applications

[02:28:38] and an expedited public hearing date before the board of supervisors based on my discussions with the applicant and staff i am satisfied that this is appropriate therefore i move mr chairman that the board of supervisors direct staff to schedule a public hearing before the board of supervisors on a date certain of february 2nd 2027 at 3 30 pm i further move that the board of supervisors direct land development services to allow concurrent processing of a site plan associated with the applications and also note that this motion should not be construed as a favorable recommendation by the board on the proposed applications and does not relieve the applicant from compliance with the provisions of applicable

[02:29:16] ordinances regulations or adopted standards in any way but I'd so move or Smith did I hear someone else supervisor size more heiser multiple seconds discussion on the motion seeing and hearing none all those in favor please say aye aye any opposed any abstentions that motion carries Supervisor Alcorn. Thank you, Supervisor Alcorn. Supervisor Amenez. I have nothing for you right now, Mr. Chairman. Thank you, Supervisor Amenez. Supervisor Stork. Thank you, Mr. Chairman. I have

[02:29:50] a couple written and a couple verbal. First and foremost, I wanted to we wreath you a Merry Christmas, which is for 58 years, the Christmas season in Mount Vernon has begun for many families at the Washington Farm United Methodist Church's Christmas tree lot. Since 1968, families and neighbors have returned to 3921 Old Mill Road to pick out their Christmas tree, gather around the fire barrel, and share in a tradition that has become part of the fabric of our community. Last Christmas marked the end of that long-standing tradition. As demand for live Christmas trees has declined, the church will no longer operate its tree lot. But rather than let

[02:30:29] this chapter close quietly, Washington Farm United Methodist Church is finding another way to bring neighbors together and thank the community. On Sunday, November 29, 2026, from noon to two, The church will host We Wreath You a Merry Christmas on the former tree lot.

[02:30:45] This free community event will feature wreaths, games, crafts, and food welcoming anyone who wants to stop by and celebrate the season. It's an opportunity to revisit a familiar gathering place, make new memories, and celebrate a tradition that has meant so much to our Mount Vernon community. The church's volunteers, again, have been involved for so many years, not only delivering food stacks to Woodley Hills Elementary School and providing 154 snacks on every fifth Friday.

[02:31:12] Neighbors living in motels and shelters along Richmond Highway, which is also hosted at Fall Fest on October 18th and continues to bring neighbors together through community events and service. Therefore, without objection, I ask the Office of Public Affairs to prepare a resolution recognizing Washington Farm United Methodist Church for its decades-long Christmas tree tradition and its long-standing commitment to bringing neighbors together and serving our community.

[02:31:41] Without objection, that is so ordered. Supervisor Stork. Thank you, Mr. Chairman. This next one is a joint one with yourself. November is National Entrepreneurship Month in Fairfax County. November is an important month for Fairfax County's small business community. As we recognize National Entrepreneurship Month, launch applications for the Fairfax Founders Fund, and celebrate Small Business Saturday on November 28th.

[02:32:04] these efforts reflect our continued commitment to supporting entrepreneurs and helping small businesses start, succeed, and grow in Fairfax County. The economic impact of the Fairfax County small business community is significant. Nearly 20,000 entrepreneurs filed to start businesses in Fairfax County last year, and 92% of local businesses have fewer than 50 employees.

[02:32:26] Nationally, small businesses have historically accounted for approximately three in five new jobs, underscoring their vital role in our local and national economies. To build on this momentum, we are highlighting several key initiatives that strengthen our small business community and support entrepreneurs at every stage of their growth. First is Fairfax Founders Fund.

[02:32:44] The most recent round opened yesterday on November 16th. This competitive grant and technical assistance program provides early-stage funding for up to $50,000 to high-growth startups. Over the last 18 months, past awardees have shown extraordinary traction generating $23.5 million in total economic activity and contributing approximately $33,000 to local BPOL taxes. Additionally, companies are expanding their local workforces by adding full-time staff, contract labor, and student internships. Made in Fairfax relaunched on November 10th with a

[02:33:20] brand new website in madeinfairfax.org. This signature network is now officially powered by Fairfax CORE. Fairfax C-O-R-E or CORE adds a layer of resources to support professionals with resources, tailored business development, and guidance and access to capital and growth opportunities. Visit Fairfax Guide, Gift Guide is another one. Releasing mid-month on the Visit Fairfax Gift Guide will spotlight unique local businesses. Residents and shoppers can find the guide directly on the Visit Fairfax website to support local makers and storefronts

[02:33:58] this holiday season at visitfairfax.org. Accelerate Conference. Held on November 4th through 5th, this year's conference was a tremendous success. More than 50 high-growth early-to-mid-stage companies pitched directly to over 100 regional and national angel investors, venture capitalists, and prospective customers. Highlights included $80,000 investment secured by Kachai and a $10,000 prize awarded to small trainer by Akik Technologies.

[02:34:29] Together, the Accelerate Conference and Breakfast Series continues to fuel small business growth, and I thank my colleagues, in particular, Supervisor Lust, for his advocacy on that. Small Business Saturday is another one. Small Business Saturday on November 28th provides an opportunity to champion our local storefronts and makers.

[02:34:47] As the holiday shopping season kicks off, we encourage all residents to shop local, support our homegrown businesses, and keep our economic momentum thriving right here in Fairfax County. Therefore, Mr. Chairman, we direct the Department of Economic Initiatives and the Office of Public Affairs to continue promoting these vital resources throughout National Entrepreneurship Month.

[02:35:08] And without objection, that is so ordered, Supervisor Stort. Thank you, Mr. Chairman, and I also want to thank you for attending our Tour de Mount Vernon bike ride and having a great ride on a truly gorgeous day, really an amazingly beautiful day. We started the Workhouse Arts Center this year, and we had over 200 people that rode in the southern and central parts of the district.

[02:35:32] We always have a number of thank yous, not only Fairfax Area Better Bicycling, Fab Group, Jeff Anderson and Jeff Gallagher in particular, As well as the Fairfax County Police Department, Franconia District Station, keeping all of our riders safe along the route. Fairfax County Department of Transportation, the team who brought out the awesome, truly awesome Halloween Connector Bus.

[02:35:52] It was scary, I know, for some of us, but we still went in it. Have Pete with Handy Bikes, who's always there for us, as well as South Fairfax Chamber of Commerce, Gunston Hall, Bunny Man Brewing, La Prima Catering, always a staple of it.

[02:36:07] as well as Casey Whitmarsh, State Farm Agent, and the Capital Trails Coalition. So, again, truly a successful ride and a gorgeous day, and I thank everybody for making that happen. It was a great turnout, Supervisor Stork, and your team, which I can't explain enough how hard it is to put something like that on.

[02:36:30] Having had experience on the staff back in the day organizing a bike ride in the county, it is a lot of work. And it is year-round. It's not just the days leading up to it. And so your team did an amazing job. And for those who are curious, I learned something that day, which is when you're riding through the wooded part, if a squirrel pops out from the woods and goes directly into the spokes of your tire, you will go down.

[02:36:55] And the squirrel will survive. So I am healed from my battle scar. But as my kids said, Dad, you got squirreled, which is now a verb. But squirrels in spokes of bike tires are not good.

[02:37:11] But riding in the woods in that segment of wooded area was good. And it was a great ride, and people were very complimentive of the work our police did, the organizers. And lastly, I do want to thank you for showcasing the workhouse because starting and stopping there, Believe it or not, there were a couple of riders there who told me they had never been to the workhouse but for this bike ride.

[02:37:35] And so an important county resource promotion as well, too. So well done. And that workhouse is really growing, and its popular number of visitors have increased dramatically. I know we have a lot of folks to thank, but I also want to thank you and your attendants and the groups that were there to learn more about the workhouse and how to bring their friends back.

[02:37:56] And then the last item I have is we're having a donation drive. It's an annual food and essential items donation drive to support Artemis House. And many of you know Artemis House, and particularly the chairman and I were very involved when he was supervisor in Franconia in getting that house started.

[02:38:12] We had no domestic violence shelter in the southeastern part of the county, and we needed one. And through a lot of advocacy on the part of residents, as well as our work together and the county staff, tremendously brought that together, but they now need support in lots of different ways.

[02:38:30] And we are partnering with Fresh World American and International Supermarkets at Mount Vernon Square Center, and we'll have a special donation that weekend, November 20th through the 22nd. But we also have donation boxes right now at our office.

[02:38:46] Families arriving at the shelter often leave home with very, very little, and this is a way of having not only personal items, but also food and other items that can be of help to families, baby food, diapers, et cetera. So supporting domestic violence folks and victims have always been a priority of mine, and I know others here. And I just appreciate very much the support that we've gotten throughout the community and look forward to a great turnout and great contributions. Absolutely. Thank you very much, Supervisor Storr. And next up is Supervisor Pouching. Thank you, Mr. Chairman. Well, we have some very happy news now. My first board matter

[02:39:26] is recognizing Hilton's number one world's best workplace designation once again. I'd like to recognize Hilton for once again winning this extraordinary distinction as a great place to work. And Fortune have named Hilton the number one world's best workplace for the second consecutive year and the third time in four years. Notably, Hilton remains the only hospitality company ever to earn the top spot on this prestigious list, a remarkable testament to its people-first culture and commitment to its team members. Hilton has deep roots in Fairfax County, with its global headquarters located right here in the Providence District. The company is an important part of our

[02:40:04] local business community and economy, as well as a valued community partner. Through its investment in its people, commitment to creating career opportunities, and support for communities, Hilton continues to make a meaningful impact both here in Fairfax County and around the world, And we're incredibly fortunate to have a company like Hilton call Fairx County Home.

[02:40:24] Therefore, I move without objection that the board recognize Hilton for this outstanding achievement and request that the Office of Public Affairs prepare a proclamation to be presented outside the boardroom. And without objection, that is so ordered, Supervisor Poucher. Thank you, Mr. Chairman.

I just want to say briefly, when I visited, they were creating their headquarters, updating the building, and walking around, they're highlighting all of the regions, and it just made me so proud that we have it here, where every region of the world is in Fairfax County, and I just think it's so fitting that they are here in Fairfax.

[02:40:55] All right, my second board matter is a joint board matter with Chairman McKay and Supervisor Beerman to address pedestrian safety and utilize expanded speed camera authority. Members of the board for several years, we've worked with residents, Fairfax County agencies, Fairfax County public schools, and the Virginia Department of Transportation to improve safety along Blake Lane and other high-crash corridors.

[02:41:18] That work has produced important improvements, including enhanced crossings and signage, narrower travel lanes, and a school zone speed camera added near Oakton High School. But this has been a deadly year on our streets. According to preliminary Virginia DMV data reported on November 16th, at least 44 people have died in traffic crashes across Fairbex County in 2026, with several recent deaths not yet reflected in that count.

[02:41:46] Each of these deaths represents a family, a neighborhood, and a community forever changed. We must continue to act to prevent these tragedies and make our streets safer for everyone who uses them. This year, the General Assembly gave localities additional tools to improve roadway safety.

[02:42:04] Localities can now use speed cameras in qualifying safety red zones, and separately, new laws allow localities by ordinance to extend school crossing zone operating periods to up to 16 minutes before and after regular school hours. Together, these measures provide new opportunities to strengthen engineering, education, and enforcement efforts, not just on Blake Lane, but on other roads across Fairbanks County.

[02:42:30] Following discussions with the police department, we should ensure our ordinance allows the county to use the full authority provided by state law while maintaining its safeguards and focusing deployment on preventing serious injuries and deaths. Therefore, I move that the Board of Supervisors direct the county executive to, one, prepare amendments to County Code 82-2-9 and any related provisions necessary to authorize photo speed enforcement to the full extent permitted by Virginia Code 46.2-882.1, expressly including

[02:43:06] safety red zones and qualifying high-risk intersection segments consistent with all applicable requirements and effective dates. Further, review Fairfax County Code 82-1-6, which incorporates Virginia's school crossing zone law, and prepare any necessary amendment to Chapter 82 to authorize school crossing zones to operate for up to 60 minutes before and after regular school hours, consistent with Virginia Code 46.2-873C.

[02:43:38] And finally, to review other authorities Fairfax County has not yet utilized that would result in improved pedestrian safety. And that is a motion, so I will second that. Discussion on the motion. Seeing and hearing none, all those in favor, please say aye.

[02:43:57] Aye. Any opposed? Any abstentions? That motion carries. Supervisor Palczyk. That's all, Mr. Chairman. Thank you. Thank you, Supervisor Palczyk. Supervisor Herity. No board matters, Mr. Chairman. Thank you, Supervisor Herity.

[02:44:12] With that, we are going to move on to our administrative items. Supervisor Smith, do you have a motion for administrative items 1 through 9? I move approval of administrative items 1 through 9. Ms. Chair will second that.

[02:44:28] Is there discussion on any of the administrative items or request to vote on any of them separately? Seeing and hearing none, the motion is to approve admin items 1 through 9. All those in favor, please say aye. Aye. Any opposed?

[02:44:43] Any abstentions? That motion carries, and remarkably, we have no action items on the agenda. today and so I am first going to ask the county attorney how long we need for closed session. Mr. Chairman I estimate approximately 45 minutes. 45 minutes so that's at 2:45 so we will meet in closed session at 2:45 if the motion is approved and at this time let me ask Supervisor Smith if she has a motion. Oh

[02:45:19] Oh, I'm sorry. Yes. Do you have cases you want to defer? Yes. Yes. Yes. Cases for this afternoon that are you just want to announce intent to defer on Supervisor Beerman. Yes, Mr. Chairman. At the October 28th, 2026 Planning Commission hearing, the Planning Commission deferred their decision on the Vincent Hall site specific plan amendment 2025-II-2M.

[02:45:48] So I would like to announce my intent to defer that public hearing, which is currently set on the calendar for 4 p.m. That is the third 4 p.m. item for those looking at the agenda. Okay, thank you, Supervisor Beerman. Any other intents to defer? And actually, before I turn to Supervisor Smith, I am also aware that Supervisor Sizemore Heiser wishes to participate in a closed session for a medical reason.

[02:46:13] I will hand the gavel to Vice Chairman Smith so that I can make this motion first before I turn to Supervisor Smith, and that is that I move the Board of Supervisors approve Supervisor Sizemore-Heiser's remote participation in closed session and the remainder of the board meeting today as it fully conforms to the Fairfax County Board of Supervisors' policy for remote participation in meetings.

[02:46:34] Second. That's seconded by Supervisor Palchuk. Any discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? that motion carries. Mr. Chairman. Thank you, Vice Chair Smith. And now at this time, I will turn to you for a motion on closed session. I like pushing that button. 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. And in addition, one, as permitted by Virginia Code Section 2.2-3711A7

[02:47:11] and 8, Proposed Settlement with Albertsons Companies, Inc. in the National Opioid Litigation. Number 2 is permitted by Virginia Code Section 2.2-3711A8, Proposed Rule Issued by the U.S. Department of Agriculture's Food and Nutrition Administration Modifying Eligibility for the Supplemental Nutrition Assistance Program. And 3 is permitted by Virginia Code Section 2.2-3711A1, discussion with the county executive regarding matters specified in that code section.

[02:47:43] You've heard the motion. The chair will second that. Discussion on the motion? Seeing and hearing none. All those in favor, please say aye. Aye. Aye. Any opposed? Any abstentions? That motion carries. The board will recess for lunch and report to closed session at 2.45.

[02:48:01] Okay. Good afternoon. The board is coming out of closed session.

[02:58:11] And before I turn to Supervisor Smith to make a motion, I just do want to make an announcement that prior to the board recessing, we did announce that Supervisor Sizemore-Heiser intended to participate in closed session remotely. That did not occur.

[02:58:26] She did not participate in closed session at all. And with that being said, I am going to turn to Supervisor Smith for a motion. 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 That's 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.

[02:58:58] Second. You've heard the motion. It's been seconded. Any discussion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. We do have a number of motions coming out of closed session. I first will recognize Supervisor Palchik.

[02:59:16] Mr. Chairman, I move that the Board of Supervisors authorize the County Executive's Office and County Attorney's Office to file comments on behalf of the Board and the County in pending Food and Nutrition Administration rulemaking proceeding regarding the Supplemental Nutrition Assistance Program FMDS Docket Number FNA-2026-0661.

[02:59:39] And the Chair will second that. Is there discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. I am now going to turn the gavel to Supervisor Smith so that I can make two motions.

[02:59:56] First, I move that the Board of Supervisors adopt the resolution approving of the county's participation in the proposed settlement agreement, resolving opioid-related claims against Albertsons Companies, Inc., and directing the county attorney and or county executive to execute the documents necessary to effectuate the county's participation in this settlement. I'll second that along with Supervisor Palchuk. Any discussion on the motion? Seeing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. And my second motion is I move the Board of Supervisors mutually agree to accept the county executive's notice of his retirement from county

[03:00:34] service effective February 1 2027 all in accordance with paragraph 10 of the employment contract between the Board of Supervisors and Brian J Hill dated November 21 2017 I will second that motion any discussion on the motion seeing and hearing none all those in favor please say aye aye any opposed any abstentions that motion carries thank you very much supervisor Smith and that's all from closed session we are going to move to our afternoon public hearings and just a few announcements. Individuals wishing to provide testimony have a number of options. They can testify here in person or they can provide testimony by

[03:01:12] phone or by YouTube video. At the designated point in the public hearing, I'll call for any speakers signed up from the speakers list 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 present who would like to speak on the matter to come down to the podium or if not present to call in at 703 324-1020. Speakers testifying via video must have signed up and submitted their video no later than 9 a.m. on the day prior to the public hearing. For public hearing testimony, you're given three minutes to speak as an individual. If you're the spokesperson for a group, you are given five

[03:01:49] minutes. With that being said, I'm going to call our first case, which is a public hearing on RZ C2025-PR-00004, Tyson's A, LLC, in the Providence District. And as soon as they are ready, if the applicant could please reaffirm the affidavit.

[03:02:08] Thank you, Mr. Chairman, members of the board, Bob Brandt, on behalf of the applicant with the law firm of Walsh Colucci, happy to reaffirm the affidavit, which is dated October 1st, 2026. Thank you very much. Any disclosures from board members? Any disclosures from board members?

[03:02:24] Seeing and hearing none, I will now recognize staff for a staff presentation. Good afternoon, Mr. Chairman and members of the board. I'm Karen Yee from the Department of Planning and Development. The subject property is a 2.39-acre parcel located to the east of Greensboro Drive and bordered on the north and south by existing office buildings and surface parking lots.

[03:02:43] The property is zoned C4 and SC and is presently developed with a two-story building. The applicant, Tyson's A LLC, requests approval to rezone approximately 2.39 acres from the C4 and SC districts to the PTC and SC districts to permit to high-rise multifamily residential buildings with up to 652 units the proposed development will occur in two phases under phase one of the phase one building will be located along Greensboro Drive and contain up to 336 units with a 16,000 square foot interim park a 2,000 to 2,500 public facility spaces proposed on the ground floor of the building under phase two the phase two building will be

[03:03:23] located along future summit street and contain up to 316 units the building will be designed to function independently of the phase 1 building with its unloading spaces lobby mailroom and private amenities spaces both buildings will share a common three-level underground parking garage accessible from future results road and include a 0.87 acre urban park above is a proposed elevation of the residential buildings that concludes staff presentation thank you thank you very much at this time we'd recognize the applicant for a presentation good afternoon again I want to start by thanking museum is Ty and everybody at the county who played hand in this

[03:03:59] application it was a very collaborative process we worked extensively with staff through various issues regarding urban parks access the grid of streets the transportation network and very very pleased to be here with staff's recommendation of approval as well as a unanimous recommendation of approval from the Planning Commission my client paradigm represented by Michelin with me this afternoon, is a company that's been in existence for over 35 years.

[03:04:26] They are a developer, manager, and owner of multifamily assets throughout northern Virginia and the DMV. This is their first foray into Fairfax County, and they couldn't be more excited to be here. This site itself is within a quarter mile from the Greensboro Metro Station in Tyson's.

[03:04:42] It's a site that embodies transit-oriented development, and we are here with a project in a building that truly, truly embodies the Tyson's comprehensive plan. As Ms. Yee described, the proposed buildings will include up to 652 multifamily units, including as many as 85 workforce dwelling units.

[03:05:02] Over 38% of the property will be provided as publicly accessible at great urban park space. That's in addition to the private amenities, the outdoor private amenities in the buildings themselves. I mentioned the coordination we've done with FCDOT and staff on access.

[03:05:18] This project will be implementing the grid of streets. We've coordinated extensively with FCDOT and our immediate owner to the south of us to fully realize the first segment of Results Road, a

transportation improvement that has long been envisioned by the Comprehensive Plan.

[03:05:36] On top of all of that, this application will bring forward nearly $6 million in monetary contributions, things like the Grid of Streets Funds in Tyson's, Fairfax County Public Schools, and potentially an off-site urban park or a monetary contribution in the amount of $963,000 towards off-site urban park improvements.

[03:05:57] So with this relatively small site, we have maximized its development potential with the 652 units, and it is bringing quite a bit in the way of community benefits. So, in closing, we're very, very excited to be here after this application process, pleased to have the support of both staff and the Planning Commission, and thankful for the work that staff's done on this.

[03:06:19] With that, I and our team are here to answer any questions that you may have. Thank you very much. Are there any questions of staff or the applicant? Supervisor Palczyk. Thank you, and I appreciate you sharing the amount of the proffer. Can you just confirm when that contribution would be made if the off-site parkland cannot be secured?

[03:06:38] I think that's a concern. Certainly, Supervisor Palchuk. So this is envisioned to be a two-phase project. There's two buildings that are shown on the CDP-FDP. We envision that the first building closest to Greensboro Drive will be constructed first. Once that building is constructed, there will be an abundance of urban park space on the site.

[03:06:56] When that second building is constructed, there will be an approximately .84-acre deficit. But prior to the issuance of the building permit for that second building, before that interim open space goes away, is when the monetary contribution would be made or off-site area found elsewhere in Dyson's.

[03:07:12] Thank you. Thank you. Any other questions? Seeing and hearing none, this is a public hearing. I have no speakers who have signed up in advance to testify on this matter. Is there anyone here present who would like to speak on this specific subject? This is a public hearing. Anyone who would like to testify?

[03:07:29] Seeing and hearing no one, let me ask if we have any callers. We have no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from staff. On October 21st, 2026, the Planning Commission recommended approval of the application and the modification request.

[03:07:46] Staff concurs with the recommendation. Thank you for that. Any questions from the Board? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Pouchik for a motion. Mr. Chairman, I move that the Board of Supervisors approve of the following.

[03:08:01] RZ-2025-PR-00004 and the associated conceptual development plan subject to the executed proffers dated November 16, 2026, and adopt the proposed zoning ordinance amendment reflecting approval of these applications.

[03:08:21] Also, that the modification listed on the cover of the staff report, oh, also to approve the modification listed on the cover of the staff report dated October 7, 2026. You've heard the motion. The chair will second that. Is there discussion on the motion? Supervisor Palchuk.

[03:08:37] Thank you, Mr. Chairman. Thank you so much to Karen and the staff, all the staff who've worked on this. It is a very challenging site. It's disappointing that consolidation with the adjoining

properties was not possible. At the same time, it is a prime location in Tysons and within walking distance of thousands of jobs, and we have an opportunity to make better use of it.

[03:08:56] We are providing flexibility with this development with the confidence that it will deliver the housing, streetscape improvements, and park spaces that Tyson's needs. While phase one provides a surplus of park space, there's a shortage in phase two. I appreciate the park authority and the applicant working together on a monetary contribution that will be used to provide other park spaces in Tyson's to offset the park need generated by this development.

[03:09:22] I want to thank the applicants, my planning commissioner, and the staff for their diligent work to make this a better application than the one we received. Thank you for that, Supervisor Palczyk. And you've heard the motion.

[03:09:39] The chair has seconded. All those in favor of the motion, please say aye. Aye. Any opposed? Aye. We can't have. Yeah, we're not. I was not made aware Supervisor Sizemore-Heiser was on the line. Supervisor Sizemore-Heiser, I'm going to, at the end of this case, do a motion to allow you to remotely participate, and you can vote on the next public hearing.

[03:10:03] Got it. No worries. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And as I just mentioned, we now know that Supervisor Sizemore-Heiser has joined us and is participating remotely online for the remainder of this meeting.

[03:10:23] And at this time, I would ask Supervisor Sizemore-Hyser to please state your name and general location for the record. Hi, I'm Roxy Sizemore-Hyser, Arlington, Virginia. Thank you very much for that. I am going to hand the gavel over to Supervisor Smith so I can make the following motion.

[03:10:41] I move the Board of Supervisors certify for the record that Supervisor Sizemore-Hyser's voice can be adequately heard by all in the Board auditorium this afternoon so that her remote participation continues to fully conform to the board's policy for remote participation in meetings. I'll second that motion.

[03:10:58] Any discussion on the motion? All those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries, Mr. Chairman. Thank you very much. And now our next public hearing is a public hearing on PCA-2011-PR-11-005, CDPA-2011-PR-11-2, CityLine Partners, LLC, and Gallery Development, LLC in the Providence District, and could the applicant please reaffirm the affidavit? Hi, I'm Jill Parks with Ballard Spar, and I reaffirmed

[03:11:33] the affidavit dated October 29, 2026. Thank you very much. Are there any disclosures from board members? Okay, I don't see any. I'll now recognize staff for a presentation. Thank you, and good afternoon. I'm Sunny Ann from the Department of Planning and Development. The 5.01 acre application site is located at the intersection of Cambridge Road and Culture Drive in Tysons. The site is known as the Taylor Block in the Scottsville South development. The block was previously approved for two office

[03:12:12] buildings and a residential building. The site is currently developed with in turn commercial uses. The applicant proposes to replace the office and the residential approval with a 427 unit continuing care facility with ground floor retail and services in three high-rise towers. Vehicle access is provided via Cambridge Road and loading from Kosher Drive. The site would be developed in two phases. Phase one would include a center and the East Towers, the two-story theater, the Corner Plaza and the Central Park, and phase two would

[03:12:51] complete the development with the West Tower and the Naturalized Park. The proposal would include a total of 2.45 acres of publicly accessible urban park spaces, including the Corner Plaza, the Central Park, and the Naturalized Park.

[03:13:11] The three proposed towers would feature a Parisian inspired architecture style. This concludes my presentation. Thank you. Thank you. I'll now recognize the applicant for presentation. Thank you, Supervisor Smith. Again, I'm Jill Parks with Ballard. I'm here representing Gallery Living, the contract purchasers of the property.

[03:13:39] I'm also here with Lynn Strobel with Walsh Colucci. He's representing CityLine Partners, the sellers. Gallery Living has been a developer, owner, and operator in senior housing for over 30 years, guided by a mission to create more good days for seniors and their families.

[03:13:57] Founded in 1996, Gallery Living designs and operates luxury senior living communities with a strong emphasis on resident experience and hospitality. Gallery launched its flagship ultra-luxury Corso Residences brand in 2021 with Corso Atlanta, which has earned national recognition for its architectural and design excellence and exceptional workplace environment.

[03:14:20] Building on this success, Gallery is bringing the Corso Residences model to premier markets around the corner, including Tyson's Virginia. In 2013, the board approved Scottsdale Station South rezoning on approximately 36 acres of land at a 4.27 FAR and 6.7 million square feet of development.

[03:14:39] The rezoning included nine development blocks, including the Taylor Block, on which CityLine and Gallery are proposing to develop the three approved towers as an approximately 824,000 square foot continuing care facility with supporting retail. Gallery is developing the project with its highest quality Corso product and Parisian architecture, which differentiates it not only from its peers, but also from architecture typically deployed in new construction elsewhere in Tyson's.

[03:15:07] Corso Tyson's offers a complete care and array of services and amenities needed to support the residents of the CCF, including rehabilitation services, a multi-purpose theater, a salon, a spa, two pools, a flower shop, a candy shop, and an ice cream shop.

[03:15:25] And because Gallery's mission is rooted in its firm belief that social engagement and interaction with the outside world makes people healthier and happier, the majority of those amenities in the project will be open to the public. Because Gallery maximizes its residents' independence and freedom of choice by allowing them to self-select their dining options rather than the more traditional institutional method of providing food to residents in the dining room, Corset Tyson's will also include up to four restaurants also open to the public.

[03:15:56] A nuanced and unique feature of the gallery model is that residents who initially may be able to live independently are permitted to remain in the same units as and if they begin to need additional care. They can just customize their care packages and make their experiences as affordable or full service as desired without having to relocate.

[03:16:16] And there's no expensive buy-in with a month-to-month tenancy model. The original CDP for Scotland Station South included almost 30 acres of open space, with 18 acres of extended Stream Valley and 11.5 acres of project open space.

[03:16:31] 7.38 acres of publicly accessible urban parkland are required and will still continue to be provided. The Taylor Block will contribute nearly 2.5 acres of publicly accessible urban parkland to the robust Scotland Station South network. The gallery establishes a distinctive sense of arrival through an inviting urban plaza at the corner of Coleshire Drive and Chainbridge Road.

[03:16:55] Anchored by a prominent fountain, the plaza incorporates a shaded trellis, outdoor seating and dining areas, and flexible gathering space designed to host community and cultural events. From the corner plaza, a grand staircase and arched gateway between the east and center towers leads to the approximately one-acre central park.

[03:17:13] Thoughtfully designed with multiple landings to navigate the grade change, the staircase improves upon the previously constrained access, while a public elevator in the East Tower connects the Corner Park, the parking garage, and the Central Park for accessibility. The Central Park is framed by Bosque-inspired tree groves and offers a mix of active and passive recreational features, including public gardens and community planting areas, water features and spaces for fitness, and multi-generational play.

[03:17:40] At staff's request, the applicant updated the previously approved trail network adjacent to the Stream Valley. It includes a six-foot-wide natural service trail connecting Chainbridge Road down to the project's recreational area, which includes a ramping system with railings that wouldn't overlook with guardrails of a tank or a bachi court, a pickleball court, and a dog run.

[03:18:01] The applicants are also contributing $50,000 to the Fairfax County Park Authority for parks and recreational facilities serving Tyson's. The project includes comprehensive and integrated multimodal access. It's located immediately south of the McLean Metro Rail Station. The project is completely porous.

[03:18:18] Pedestrians can access it on all four sides, as shown in red and blue. As shown in green, bicyclists are welcomed into the property from on-road bike lanes on both sides of Coleshire Drive and Chainbridge Road. Vehicles entered through the arrival court on Chainbridge Road were a garage entrance off Coleshire Drive.

[03:18:36] The conversion of the buildings and the property from primarily office and residential uses to a CCF will result in approximately 90% reduction in vehicle trips. Still, the project includes an aggressive residential-based TDM program. A huge benefit of this application is the acceleration of a traffic signal at Coalshire Drive and Chain Bridge Road.

[03:18:56] As originally proffered, the signal wouldn't even be studied again until all of this block and future blocks are occupied. However, Gallery and CityLine will conduct the warrant study of the occupancy of the first tower, and if warranted, they will install it with the second tower.

[03:19:12] The applicants are reestablishing a high-visibility crosswalk from Metro to the project, reconstructing ADA-accessible ramps, and adding either a raised concrete median as a pedestrian refuge or a rectangular rapid flashing beacon as approved by VDOT.

[03:19:28] They also agreed to reconstruct an existing Metro ramp within the VDOT right-of-way, which is not up to the current public right-of-way accessibility guidelines or pro-wag standard. In addition, the applicant will coordinate with the county, the TCA, and other zoning applicants in the vicinity to facilitate their development of interim pedestrian and bicyclist safety improvements and will provide access and construction easements as needed.

[03:19:53] In addition to the on-demand shuttle service, the gallery offers its residents. The applicant proffered to contribute $32,000 to Fairfax County Department of Transportation for its use in facilitating circulator service or transit facilities in Tyson's East, as there's ample bus service in the vicinity of the property. There are three existing shelters in front of the Archer, among others, and a bus pull-off across the street. Of course, the applicants have committed to meeting all of the county's goals for Tyson's developments from workforce housing to green building and stormwater management. In sum, Gallery and CityLine are offering the county

[03:20:29] seniors an opportunity to experience beauty and connection with an architecturally stunning, highly amenitized CCF on the Taylor block. With support from the MCA and recommendations of approval from both staff and from the Planning Commission, we respectfully request your approval of this application. I'll take questions. Thank you. Thank you very much. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing. I have no speakers who have signed up in advance to testify in this matter.

[03:21:01] Is there anyone here present who would like to speak on this specific subject? This is a public hearing. Anyone who wishes to speak? 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 county staff.

[03:21:17] On October 21, 2026, the Planning Commission recommended approval of the applications and the requested modifications. Staff concurs the recommendations. Thank you. Thank you. Questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Palczyk for a motion.

[03:21:36] Thank you, Mr. Chairman. I have two motions. I move that the Board of Supervisors approve PCA-2011-PR-011-005 and CDPA-2011-PR-011-002, subject to the executed proffers dated october 5th 2026 and adopt the proposed zoning ordinance amendment reflecting approval of these applications i further move that the board of supervisors approve the modifications listed on the staff report cover dated october 7th 2026 you've heard

[03:22:14] the motion the chair will second that is there discussion on the motion supervisor palchick uh thank you mr chairman um again thank you to sunny and all the staff and the applicants this has been a lot of work on this application to get it to where it is. And I very much appreciate the work and the commitments, both for the interim conditions, for the pedestrians and bicyclists, as well as for the eventual condition.

[03:22:37] As was stated, this will give older adults another option to remain in our community as their needs change. And Scott's Run South neighborhood is really growing into a complete neighborhood, with workforce housing having been built down the streets, offices. We really have everything here and the beautiful Stream Valley that continues to be improved. The benefits very much reach across generations. When an older adult moves into a community like Corso, that can open up a single family home for a new family. Given the headwinds facing the office market, a site that was previously approved for office will be converted to 427

[03:23:16] independent and assisted living units in this very prime location right across the street from the Metro. Of course, those benefits will extend beyond the people who will call it home. The project includes public-facing commercial space, Central Park, the naturalized park, and I appreciate working

with staff to have less of an impact on the RPA while building that, and creating new places for neighbors to gather, and really for every age and generation. The applicant has described possibilities ranging from restaurants, ice cream shop, to a movie theater, and I appreciate the work that has gone into balancing tree preservation with recreation.

[03:23:56] The Naturalized Park and Trails will offer a quieter place to enjoy the outdoors and an RPA along Scott's Run. The distinctive Parisian architecture will bring a new look to Tyson's, and I think very welcome to have a different type of architecture. Many have enjoyed the interim activation of the site through Ship Garden, a truly innovative concept that brings people together in Tyson's.

[03:24:19] We will continue to work with them, the applicants and the ownership, to help them find a longer-term home before this project is under construction. So to that, I very much appreciate the work and hope to have the support of my colleagues for this excellent application.

[03:24:35] Thank you, Supervisor Pauczyk. Any further discussion? Seeing and hearing none. All those in favor, please say aye. Aye. Any opposed? Any abstentions? And that motion carries. And I understand Supervisor Sizemore Heiser is disconnected for a moment, but is going to reconnect in a moment.

[03:24:55] So at this time, that vote carries 9 to 0. Next, we have a public hearing on RZ 2023-SU-00007, which will be heard concurrently with PCA 75-2-016-04, PCA 75 - 2 - 0 1 6 - 0 5 and RZ 2025 - su - 0 0 0 2 4 K Hovnanian at Lincoln Park LLC in the Sully district and as soon as they are

[03:25:27] ready could we please have the applicant reaffirm the affidavit good afternoon mr. chairman I reaffirmed the affidavit dated October 15 2026 for the four applications thank you thank you very much

[03:25:43] Disclosures from board members Supervisor Palchuk. Mr. Chairman, I disclose that David R. Gill of Wiregill LLP donated in excess of $100 to Friends of Dahlia Palchuk. Supervisor Smith. Martin Reiser donated in excess of $100 to Kathy Smith for supervisor. Supervisor Beerman. David R. Gill of Wiregill LLP donated in excess of $100 to Jimmy Beerman for supervisor. Thank you. Are there any further disclosures? Seeing and hearing none, I will now recognize county staff for presentation.

[03:26:16] Thank you, Mr. Chairman. I'm Katie Quinn with the Department of Planning and Development. This presentation is for two separate rezoning applications to replace two office buildings with new residential uses. The applications consist of two properties that are located within the Dulles Suburban Center and close by to the Dulles Airport and Innovation Metro Station.

[03:26:39] Each property is developed with an existing office building and surface parking, which be demolished with these applications. The sites were recently part of a broader comprehensive plan amendment to permit residential uses at up to 18 dwelling units per acre. The developments are known as Lincoln Park 1 and 2 and would both rezone the sites to the PDH 20 district. A combined total of 278 residential units are proposed, including 117 townhomes and 161 stacked townhomes.

[03:27:11] The developments include a total of 2.28 acres of public open space, and the townhomes and stacked townhomes will have options for peaked roofs or flat roofs. That concludes my presentation. Thank you. Thank you very much. At this time, we'd welcome an applicant's presentation.

[03:27:30] Thank you, Chairman, and I really appreciate everyone's time. I think this is a story we've heard repeatedly in front of this board where we are facing suburban office that really isn't functioning at its best. we were back in front of you last July with a plan amendment that was endorsed by this board and

this is the implementation of that we started this process in 2022 and have been working diligently to try and bring this forward we were able to consolidate two properties so for over 15 acres of this entire land unit to ensure that it will be residential in the future this also ensures that any redevelopment of the remaining parcels will be consistent with

[03:28:07] the residential that's being approved here today hopefully this did receive the endorsement of the Planning Commission we have worked with Discovery Square the community to our south and have their endorsement we've also been endorsed by our specific HOA for this community as well as has staffs endorsement staffs already hit some of the highlights I'll just mention we're also hitting the comprehensive plans guideline for 30% stormwater reduction we're providing 33 ownership ADUs and WDUs with this project over 2.2 eight acres and parks all together and a process that will ensure that the future

[03:28:45] residential of them that will be integrated with the larger Discovery Square to the south if you look at this site it really does provide some more opportunities to support the local retail in the area as well which is something the existing community make clear to us they want to see happen and we're trying to our best to make sure that does as well one last thing that I thought was pretty unique about this project as part of this we're committed to a publicly available splash pad that is part of our park it is one of a few water features that we're introducing and we're excited for that to be part of the community but that I'm happy to answer any questions and look forward to moving this project forward also wanted lastly thanks staff they've been stalwart and working with this on on this through these four years and really glad we're

[03:29:24] here today thank you thank you very much for that any questions of staff or the applicant okay this is a public hearing and I have no speakers who have signed up in advance to testify on this matter is there anyone here present who wishes to speak on this specific subject, anyone present who wishes to testify on this matter.

[03:29:46] Seeing and hearing none, 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. The Planning Commission recommended approval on October 14th, and staff concurs. Thank you very much.

[03:30:02] Questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Smith for a motion. Thank you, Mr. Chairman. I move that the Board of Supervisors approve the following applications and adopt the proposed zoning ordinance amendment reflecting approval of these applications.

[03:30:19] Approve PCA-75-2-016-04. Approve PCA-75-2-016-05. Approve RZ-2023-SU-00007 and the associated conceptual development plan subject to the executed proffers dated October 27, 2026.

[03:30:46] Approve RZ-2025-SU-00024 and the associated conceptual development plan subject to the executed proffers dated October 27, 2026. And approve the waivers and modifications listed on the staff report cover dated October 1, 2026.

[03:31:06] You've heard the motion. The Chair will second that. Discussion on the motion? Just briefly, Mr. Chairman. Yes, Supervisor Smith. I know Mr. Gill said it took a long time. It was really worth it. I give the applicant a lot of credit for the hard work they did to consolidate some of the properties.

[03:31:23] And I also thank staff for looking big picture at this area. I think this is going to be a great community when it gets built. So thank you all for your work. Thank you, Supervisor Smith. Any further discussion? Seeing and hearing none. All those in favor, please say aye.

[03:31:38] Aye. Any opposed? Any abstentions? And that motion carries. Thank you. Next, we have a public hearing on SC 2025-DR-00005, CVP Operations Virginia, VA, LLC, in the Drainesville District.

[03:32:00] And as soon as they are ready, could the applicant please reaffirm the affidavit? Good afternoon. Lori Greenleaf with McGuire Woods, and I reaffirm the affidavit dated October 26th of this year. Thank you very much. Are there any disclosures from board members? Any disclosures from board members?

[03:32:21] Seeing and hearing none at this time, I would recognize staff for a staff presentation. Thank you, Mr. Chairman. I'm Savannah Murray with the Department of Planning and Development. This afternoon, I will be presenting a special exception request by CVP Operations, LLC at 11415 Georgetown Pike.

[03:32:40] The application area is a single 1.69-acre parcel, which is split zone C8 and R1, located near the intersection of Georgetown Pike and Leesburg Pike. The building, parking, and proposed dog runs are located solely on the C8 portion of the site.

[03:33:01] The parcel is under violation for operating outdoor dog runs without an SE and violations of the noise ordinance, which regulates animal noise. The comp plan recommendation for the site is retail and other. The applicant proposes three dog run areas.

[03:33:18] Dog run one is shown in yellow and will operate Monday through Friday from 10 a.m. to 12 p.m. and from 2 p.m. to 5 p.m. with no dogs allowed to run free on Saturday and Sunday. Dog run number two is shown in purple and dog run number three is shown in blue.

[03:33:36] will only be used from 10 a.m. to 5 p.m. Monday through Friday and 10 a.m. to 2 p.m. on Saturday and Sunday. A maximum of 35 dogs total will be allowed outside at any one time in all three dog runs. All solid pet waste will be picked up regularly and disposed of. Staff will monitor outdoor areas to ensure solid waste is not allowed to decay. To address pet urine, staff will spray the area with a vinegar and water mixture to be used as needed. In grassy areas, the applicant will treat the areas with lime as needed to eliminate odor and to keep the soil pH balanced.

[03:34:16] Thank you. That concludes my presentation. Thank you very much. At this time, we'd welcome an applicant's presentation. Good afternoon. Again, Lori Greenleaf with McGuire Woods here on behalf of CVP Operations Virginia LLC, trading as Seneca Hill Animal Hospital Resort and Spa.

[03:34:36] We are seeking approval of a special exception to permit the three outdoor dog runs at the applicant's existing veterinary hospital and kennel facility. Staff has described the application, so I will not go into too many details other than to emphasize that the property where the facility is located is zoned C8, an intense highway commercial zoning, and surrounded on three sides by commercial zoning and commercial uses, a gas station, Comcast building, there's a church, there's a shopping center across Georgetown Pike, a CVS, and a Five Guys across Seneca Road.

[03:35:13] There's also, as staff mentioned, a stretch of R1 land to the east. Beyond that is more land zoned R1 and developed with a single-family dwelling. This is not a new use seeking to enter the

community. Seneca Hill Animal Hospital has served the families and pets of Great Falls and Western Fairfax County for over 44 years, opening its doors here in 1981 in a different building as a veterinary hospital, a by right use.

[03:35:45] And then in 2005, 21 years ago, the beautiful new building was built, by right again. And the Seneca Hill vet folks started serving a new need in the community for boarding and doggy daycare.

[03:36:02] The dog runs have been a part of that operation for the 21 years. Outdoor exercise is not a luxury for kenneled animals. It is essential for health and welfare. This facility really is an example of what a responsible veterinary practice looks like.

[03:36:18] And the community as a whole benefits from having a full-service facility that prioritizes the health and care of animals. We have worked with staff for over a year on this application. We have resolved every issue, and the very positive staff report is testament to that fact.

[03:36:37] In preparation for the planning commission hearing, we made a number of modifications to the operation related to the dog runs, and those are reflected in the PC-recommended conditions that you have before you, limiting the number of dogs outside at any one time, and further limiting the hours that dogs can be in the runs, including carving out a time during the middle of the day, every day during the week, that there will be no animals loose in Dog Run 1, and Dog Run 1 will not be used on Saturday and Sunday.

[03:37:10] I will note that those proposed hours are significantly more restrictive than the zoning ordinance standard for kennels and shelters and boarding facilities, which states that dogs can be outside from 7 a.m. to 10 p.m. We are well within those confines.

[03:37:28] County staff recommends approval. The Planning Commission voted unanimously 12 to 0 to forward a recommendation of approval to you. I would like to also point out there were several emails in the record supporting approval, emphasizing the responsible, professional, and trustworthy operation of this facility.

[03:37:48] Great Falls Citizens Association also supports the application, and for all of these reasons, we respectfully request your approval. Thank you very much for that. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing.

[03:38:04] Is there anyone here present who wishes to speak on this specific matter? This is a public hearing. Anyone who wishes to testify? Seeing and hearing no one, let me ask if we have any callers. Or no callers. No callers. The applicant waives rebuttal. Closing comments and a recommendation from staff.

[03:38:20] On September 30th, 2026, the Planning Commission voted to recommend approval of SE 2025 DR00005 subject to the development conditions now dated September 28th, 2026.

[03:38:36] Staff concurs with that recommendation. Thank you for that. Any questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Beerman for a motion. Thank you, Mr. Chairman. I request that the applicant confirm for the record their agreement with the development conditions dated September 28, 2026.

[03:38:55] Yes, I'm part of the applicant. We agree with those conditions you referenced. Thank you. I move that the Board of Supervisors approve SE-2025-DR-00005 subject to the development conditions dated September 28, 2026.

[03:39:15] I further move that the Board approve the following modifications. An increase in fence height in the front yard to that shown on the SE plat and a modification of the transitional screening and barrier requirements along the eastern property line in favor of that shown on the SE plat.

[03:39:31] The chair will second that motion. Discussion on the motion. Supervisor Behrman. Thank you, Mr. Chairman. I just want to thank Savannah Murray for all of your work on this application. I know that it was a little bit complicated, but I appreciate the applicant, and I appreciate the work that you've been doing to serve the Great Falls community for decades now.

[03:39:53] And I look forward to decades more to come of some very, very happy dogs and happy dog owners. So thank you very much and I hope to have the support of my colleagues. Thank you, Supervisor Beerman. If there's no further discussion, all those in favor of the motion, please say aye.

[03:40:09] Aye. Any opposed? Any abstentions? That motion carries. And before they exit, I understand this is Lori's last case before the board, before her retirement. And so I wanted to, one, make my colleagues aware of that, two, tell you how much we've appreciated working with you over a lot of years and wish you great success in the future whatever that looks like so well done thank you all rights that wasn't too rough sorry Jimmy quit barking our next public hearing is a

[03:40:47] public hearing on se 2026 - su - 0 0 0 1 2 love hand home health Inc in the Sully District and as soon as they are ready if we could please have the

[03:41:02] applicant reaffirm the affidavit. Good afternoon, this is Farhan Mojgani. I reaffirmed the affidavit dated May 15, 2026. May 15, 2026, is that the right? November 4th, 2026. We have a date of November 4th, 2026. Oh, that's no, okay, okay, never mind. Never mind, Supervisor Smith is looking at a different date. Why

[03:41:41] don't you repeat that date again? It was May. May 15, 2026. May 15. Yeah, no, no, we didn't mean to do that. May 15, 2026. Are there any disclosures from board members? Any disclosures from board members? Seeing and hearing none. At this time, we would recognize county staff for a staff presentation. Hi, my name is Ciara Downing from the Department of Planning and Development.

[03:42:05] The applicant proposes a special exception for an adult daycare. The subject property is located at the intersection of Park Long Court and Sullyfield Circle. It is around 3.25 acres and zoned I-5. The subject unit is located on the first floor of an existing large commercial building.

[03:42:24] The surrounding area fully developed with commercial and industrial building as well. This request seeks approval to allow an extension to the unit currently operating as an adult daycare center. The proposed development will result in a maximum gross floor area of 11,572 square feet, which includes both the existing unit and the proposed extension.

[03:42:48] The expanded space will provide common areas for seniors, several rooms for indoor activities, including a prayer room, study room, art room, and game room, as well as administrative offices and three restrooms. The applicant proposes to merge two suites within the building, Units H and K, one that was already being occupied by the applicant and a vacant one.

[03:43:09] An outdoor activity area is located near the front door of the building at its northeast corner and would be accessed through an interior ADA accessible hallway. Portable planner boxes are also

proposed to border the activity area and provide a clearly defined buffer from the parking lot for additional safety of the users.

[03:43:32] No new exterior construction is proposed since the subject area is within an existing office building. Staff recommends approval of the application subject to the development conditions dated November 4, 2026. Thank you. That concludes my presentation.

[03:43:49] At this time, we would welcome an applicant's presentation. Thank you, Supervisor Smith. Again, it's Farhan Mojgani. On behalf of our client, Laughan Home Health, Inc., we are here for appreciation SE-2026-SU-0012.

[03:44:12] As was mentioned by a staff report, this application for a special inspection for the adult daycare in the lower level of a Ditton building on 14101 Parkland Court, the center located on the south corner of the building.

[03:44:30] The rest of the building and the upper level of building is occupied by different offices and warehouses. Arcaline has been the Decker, adult Decker, since July 2021, and they have a second sensor in Newport, Newt, since October 2022.

[03:44:49] Due to the high demand, they want to expand the current sensor so they can serve up to 125 senior. And the sensor would be open from 8 a.m. to 2 p.m. from Monday to Saturday. As it was mentioned, the center would offer indoor, physical, and mental activities such as game, yoga classes, line dancing, and a study room.

[03:45:16] Birth, fat, snack, and lunch would be offered to the senior during the operation time. No medical facility or bed would be provided on the site, but there would be a registered nurse present at the site to conduct routine vital signs and monitoring and provide meditation reminder to a senior.

[03:45:41] The senior would be sent to and from center by the minivan and board provided by the center. The drop-off and pick-up area is on the west side of the building, right in front of an ADA-accessible entrance door to the centre.

[03:45:59] There would be a transportation schedule for drop-off and pick-up time for each vehicle, and there would be a staff assigned to each vehicle as well. The Decker Center is in conformance with session 4102.4.0.

[03:46:20] At the end of this application, meet all five zoning districts requirement standard for the adult Decker Center. Thank you for the time. Also, I want to thank the staff for helping out on this process. Thank you very much for that presentation.

[03:46:36] Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing, and I have no speakers who have signed up in advance to testify on this matter is there anyone here present who wishes to speak on this specific subject this is a public hearing anyone who wishes to testify seeing and hearing no one let me ask if we have any callers there are no callers the applicant waves rebuttal closing comments and a recommendation from staff on november 4th 2026 the planning commission recommended approval of the application subject to the development conditions also dated november

[03:47:11] 4th 2026 staff concurs with those recommendations thank you very much questions from board members seeing and hearing none uh at this time i will close the public hearing and recognize vice

chair smith for a motion thank you mr chairman i request that the applicant confirm for the record its agreement with the development conditions dated december 4 2026. november 4th Yes, on behalf of APSIGN, I give you all proposed conditions dated November 4th, 2026.

[03:47:42] Thank you. I move that the Board of Supervisors approve SE-2026-SU-00012 subject to the development conditions dated November 4th, 2026. You've heard the motion.

[03:47:57] The Chair will second that. Discussion on the motion. Yes, Supervisor Smith. Just briefly, I want to thank the applicant for bringing this forward and to Ciara and Billy for all their work on this. Thank you. Thank you very much. If there's no further discussion, all those in favor of the motion, please say aye.

[03:48:14] Aye. Anyone opposed? Aye. And Supervisor Sizemore-Heiser votes aye. Anyone opposed? Any abstentions? And that motion carries. Thank you. Thank you. And next we have a public hearing on RZ-2025-HM-00002.

[03:48:36] which will be heard concurrently with PCA-79-C-090-03 and PCA-77-C-019-03 EYA Development LLC in the Hunter Mill District.

[03:48:52] And could the applicant please reaffirm the affidavit? 9-20-26. Thank you very much. Any disclosures from board members? Seeing and hearing none. At this time, I'd recognize county staff for a staff presentation.

[03:49:10] Thank you, Mr. Chairman. Again, I'm Katie Quinn with the Department of Planning and Development. This is a rezoning for a new residential mixed-use development in Ruston. The site is located within a half mile of the Wheelie-Ruston East Metro Station. The subject property is currently part of the overall Lake Fairfax Business Center, and the site is currently developed with office uses that would all be demolished with this application.

[03:49:36] The site was recently part of a broader comprehensive plan amendment to permit residential mixed use at up to a 1.0 FAR. The proposed development would include seven land bays with a mix of townhomes, stacked townhomes, and a multifamily building.

[03:49:53] The applicant will reserve approximately four acres of land in land bay E2, shown here on the top left, for a future elementary school. Two development options are proposed but are limited to design differences in land bays D, E1, and land bay J.

[03:50:12] This slide shows option one. This slide shows option two. In Land Bay J, the option two layout will have a different alignment of Wildlife Center Drive. And in option two, Land Bay DE1 would include three multifamily buildings.

[03:50:30] The applicant distributed revised proffers this afternoon, dated November 16th. The only change was to proffer 19, which would now require open-to-public signage within each park space. That concludes my presentation. Thank you.

[03:50:47] Thank you very much. At this time, we'd welcome an applicant's presentation. Thank you, Mr. Chairman. I think Ms. Quinn stole Supervisor Alcorn's thunder by pointing out the proper changes for today. Real briefly, I want to give a little bit of context.

[03:51:13] When we were here before you a couple of months ago on the Comprehensive Plan Amendment, I mentioned that this application is an indication that your Comprehensive Plan is working.

And what I said at the time and what I'll reiterate today is we're here today with this redevelopment proposal because a lot of the office activity that was in these more far-flung office parks on the periphery of Reston has now been reconcentrated around the Reston Town Center metro station, leaving vacant office buildings behind.

[03:51:40] So this is an opportunity to take those vacant office buildings and replace them with much-needed housing in more of a neighborhood or cluster feel than what is currently today a very desolate office park. Ms. Quinn summarized a little bit of the background on this in terms of how we got here, but I wanted to point out very quickly three elements that drove the design for this project.

[03:52:04] First, Ms. Quinn mentioned the school site dedication, reserving four acres of land in the northwest portion of the property, abutting Lake Fairfax Park for a future school site. Supervisor Alcorn in the Hunter Mill District has faced questions for the past 15 years around, we're approving all this new housing around the transit stations, where are we going to educate the kids?

[03:52:27] Notwithstanding the fact that enrollment in the schools is going down based on population changes, we're nonetheless, as part of this application, trying to anticipate the need sometime in the future for additional elementary school capacity. Secondly, and I'll show you this on a subsequent slide, in terms of the layout of the development, there is an existing neighborhood to the east of this site called Equestrian Park. It's large lot, two-acre home sites, and one of the key elements in the comprehensive plan is to place the greater intensity of the development on the other side of the main spine road into what is now the current office park, placing the lower intensity development up against the two-acre lots to the east.

[03:53:06] And then finally, Ms. Quinn mentioned a couple of different alternatives for some road alignments through the development. That's because the comprehensive plan anticipates not one but two future grid street connections coming into this area to serve a build out of the broader grid network that's been in the comprehensive plan at this point for more than 20 years.

[03:53:26] Just to briefly touch on each of these elements, the school site, we actually have been working for about almost three years at this point in terms of the school site and its location within the development and some of the considerations that go into how do you place a new school within a proposed neighborhood.

[03:53:46] And so we did things like incorporate a median into the middle of business center drive to provide a greater pedestrian refuge and reduce vehicular speed coming into and out of this neighborhood. Similarly, we have worked extensively around some of the off-site grid connections that I'll show you in a second, so that when the school site is developed at some point in the future, maybe 10, 15, 20 years from now, that its access into this area is appropriately coordinated with off-site development that would be required. In terms of the intensity of the development,

[03:54:23] all you need to know is look in the upper right-hand side. The area in purple is the area up against the two-acre lots, and then the area in pink is the more intense development. So we're placing the less intense development closer to the existing units, more intense development into the core of the site. And then finally, it's a little hard to see on this slide, but I pointed this out in the comprehensive plan context. There are two grid street connections that would come to this area. One is a new east-west roadway called Roger Bacon Drive that would link Wheelie Avenue to Business Center Drive and avoid the congested intersection of Wheelie Avenue and Sunset Hills Road. And then

[03:55:01] similarly connecting two cul-de-sacs, now one at the bottom called Michael Faraday Court with Wildlife Center Drive in the middle of this development adjacent to a lifetime fitness there are great challenges there are all sorts of issues that come with those connections but we've been working extensively with your county transportation department on ways to accommodate those road networks when either off-site development occurs or should the county utilize the proffering tax revenues that you've been collecting in this area for the last 15 or so years to provide regional road improvements we've accommodated the

[03:55:40] on-site connections for those grid networks the plan has all sorts of park spaces big numbers to point out is a required amount of open space of about 10 acres and we're essentially doubling that in terms of the amount of open space a lot of that is RPA along the common boundary with the parks Lake Fairfax Park and the equestrian park development but it also includes a significant amount of urban park space that's usable for the residents so with that I'll stop and answer any questions that you might have but I appreciate the board's attention to this and I know miss Quinn will be glad to be rid of us

[03:56:16] after four years of working with her on this all right are there any questions of staff or the applicant seeing and hearing none this is a public hearing I have no speakers who have signed up in advance to testify on this matter is there anyone here present who would like to speak on this specific subject anyone present who would like to testify on this matter this is a public hearing seeing and hearing no one let me check if we have callers no callers the applicant ways rebuttal closing comments and a recommendation from staff the Planning Commission recommended approval of the applications on October 14th and

[03:56:53] staff concurs thank you very much for that if there are no questions from the board I will close the public hearing and recognize supervisor Alcorn for a motion thank you very much mr. chairman before I make my motion I do want to just thank a few people this this has been this is a complicated application and it has been a long period of time staff has done yeoman's work on this to work through all these issues also want to thank the Planning Commission and and former Planning Commissioner John Carter who also spent a lot of time working on a lot of these details along with the rest and planning and zoning committee

[03:57:33] Equestrian Park, as Mr. Looney mentioned, are the neighbors and others in the community that actively commented and engaged on this application. As was noted, this is a redevelopment of much of an old office park that has become vacant, and the office uses are no longer viable.

[03:58:00] And this will, I believe, continue the movement away from those obsolete uses to something that will be more of a benefit to the community. So with that, Mr. Chairman, I would move that the Board of Supervisors approve the following applications and adopt the proposed zoning ordinance amendment reflecting approval of these applications.

[03:58:29] Approve PCA 77-C-019-03. Approve PCA 79-C-090-03. Approve RZ 2025-HM-00002 and the Associated Conceptual Development Plan subject to the executed proffers dated November 16, 2026, and approve the waivers and modifications listed on the staff report cover dated September 8, 2026. You've heard the motion. The chair will second that along with Supervisor

[03:59:04] Lusk. Discussion on the motion? Seeing and hearing none. All those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And with Supervisor Sizemore Heisers, I vote. That

motion carries. Any abstentions? And we're good. Thank you. And next, we have a public hearing on SE 2025-MA-00043, Fairfax County Water Authority, in the Mason District, and could the applicant

[03:59:41] please reaffirm the affidavit? Yes, good afternoon, Mr. Chairman, members of the board. For the record, my name is John McGrenahan. I'm the attorney for the applicant. I reaffirmed the affidavit dated November 4, 2026. Thank you very much. Disclosures from board members. Supervisor Herity. Yes, Mr. Chairman, I want to disclose that both Burt Rubin and Barry Dewberry each gave in excess of $100 to my campaign. Thank you, Supervisor Herity. Supervisor Smith, I think you have a disclosure on this.

[04:00:25] I disclosed that Phil Allen contributed in excess of $100 to Kathy Smith for Supervisor. Thank you, Supervisor Smith. Any further disclosures? Seeing and hearing none, I will now recognize staff for a staff presentation. Thank you, Mr. Chairman.

[04:00:48] My name is Kevin McMahon. I'm a planner with the Department of Planning and Development. This applicant seeks concurrent approval of a special exception to permit a utility facility light in order to replace an existing water storage tank with a larger water storage tank.

[04:01:05] The existing 200,000-gallon water tank, which is 75 years old and in deteriorating condition, is currently located on lot D1, near the top center of this image. It is in the northern part of the Seven Corners Apartments Complex.

[04:01:24] The new elevated water storage tank, with a capacity of approximately 1 million gallons, would be located within a 14,457-square-foot easement on the northeast corner of lot E1, the bottom right. A 4.97-acre property, which is also located within the Seven Corners apartment.

[04:01:47] The special exception site is located along the southwest side of the Arlington County boundary line and is approximately 950 feet southeast of the intersection of John Marshall Drive and Wilson Boulevard. The site is currently developed with a three-story, 12-dwelling unit, multifamily residential building built in 1951 that is proposed to be demolished. A development condition is recommended to require the submission and approval of a relocation plan prior to the issuance of permits necessary for the work requiring tenant relocation, and this would be done in coordination with the

[04:02:26] Department of Housing and Community Development. As part of installing the new water tank, the applicant proposes to construct an approximately 120-foot-long asphalt access road extension from the northeast corner of the apartment's parking lot, which would allow maintenance access. Additional improvements include constructing a new permanent pedestrian access way to the Uptown Upton Hill Regional Park to the southeast, installing peruner fencing,

[04:02:59] landscaping, and associated utility improvements. Upon completion and activation of the replacement facility, the existing elevated water tank would be demolished. The applicant proposes to replace the 200,000-gallon water tank with the larger 1 million-gallon tank. The height of the new tank, approximately 142 feet, will be 27 feet taller than the existing tank. In comparison to the existing tank, the new water storage tank will be supported by a 40-foot diameter concrete pedestal

[04:03:36] instead of a steel lattice pedestal with the upper bowl approximately 37.2 feet wider. And these photos show the existing water storage tank on the left proposed to, compared to the proposed water storage tank. And this concludes my presentation. I would also add that Lucinda metcalf from the housing department is available for questions thank you thank you very much for that at this time we'd welcome the applicants presentation

[04:04:10] thank you mr. chairman first I'd like to thank mr. McMahon he's he's done another outstanding job with this application and he did a great job of describing it also along the way mr. O'Donnell provided some helpful guidance and I'm glad miss metcalf is here today because we had to work very closely with the Department of Housing and Community Development on the tenant relocation plan and they've been wonderful they've been very detailed they've been they pushed us to be to be frank about it but in a good way and for

[04:04:49] for a good reason so I'd like to thank them before we get started here and I will try to be very brief and quick through my slides I do have Ann James And Dominic Brancaccio here from Fairfax Water, and Tim Culleton from Dewberry is here, the civil engineer on the case.

[04:05:06] And just to, at a very high level, start off. I think we all know, I've heard a number of you in different settings talk about water is life. And Fairfax Water's mission is to provide its customers with reliable and abundant water of exceptional quality.

[04:05:24] And this board has been very supportive of those efforts. But I think we know that system reliability is entirely dependent on the water supply facilities. I think this slide is one we had at the Planning Commission I thought you might find interesting.

[04:05:39] 32 pump stations, 30 water tanks, and over 4,000 miles of water mains. It's a lot of infrastructure. Specifically with respect to water tanks, the purpose, this slide shows why we have water tanks, why Fairfax Water has water tanks to control the water system pressure is a primary reason but storage is an equally important reason and you need the storage to meet peak demands if there is some kind of an emergency like a fire or a water main break you need that storage there close by and not

[04:06:17] surprisingly the storage is required to meet the Virginia Department of Health regulations mr. McMahon covered this very well this was a tank that Fairfax water acquired when they acquired the City of Falls Church system back in 2014 it is 75 years old it's reached its the end of its useful life and it needs to be replaced that there is currently inadequate land area around the existing tank to even perform maintenance much less replace the tank so and also to achieve those other goals of a water tank this is a priority for Fairfax

[04:06:56] water this slide just quickly shows the areas that are served by this tank it includes portions of the City of Falls Church and Arlington County I believe you received a copy of the Arlington County Board of Supervisors resolution endorsing the application they're they're very supportive and looking forward to replacing the existing tank I think we've covered this mr. McMahon had it at a more detailed graphic so we'll go to just the location as and this was on mr. McMahon slide as well but I did want to show and highlight that the

[04:07:35] existing tank is on the same apartment complex property as this new tank will be and I'll forward to my next slide about site selection that was the primary driver and reason for this location there is existing water transmission infrastructure to support a tank on this apartment complex we worked for over two years with the property owner to locate this tank in a place that they would support they wanted it in the far corner out of the way if you will and we were able to accommodate that and this is a high point in Fairfax County certainly this part of Fairfax County which allows for

[04:08:13] shorter tank the a couple of the the key points from a land use perspective it does require the removal of one of the apartment buildings which contains 10 units it one of the other items is the tank that

you saw in the photographs will be demolished once the new tank is operational and we did work with with staff county staff on the landscaping around the perimeter of the tank that you see on this plan and that mr. McMahon highlighted development conditions these

[04:08:49] are always key with special exceptions the tenant relocation plan we've already alluded to that you all adopted the guidelines for that about a year ago a little more than a year ago in September of 2025 and that's what we worked on with HCD to develop the relocation plan that that they have approved for the tenants in the building it's our understanding that I think two of the units already are no longer occupied so we're talking about 10 residents and and I do think it's worth giving you a little bit of a flavor Fairfax water working with HCD has had two community meetings now with the residents of that

[04:09:27] building exclusively for them and the plan details consistent with your all's policies and guidelines how Fairfax water will work with them over the coming months to assist them including some financial assistance to find a new location and it works out and Fairfax Water agreed to sort of delay this that they will not need none of the families will need to leave before June 30 which allows them to finish out the school year so that they're not having to move in the middle of the school year which we thought was important talked about

[04:10:02] demolition the landscaping condition 25 I want to highlight because the community meeting we had for the broader community this was one of their concerns was would they have adverse impacts during construction of the new tank Fairfax Water answered no at that meeting and staff turned around and wrote a development condition to make sure that that is the case and then the last point I'll make is condition 36 heritage resources there is a DC original DC monument boundary that is not anywhere near the existing tank or the new one so that won't be affected that's in the development conditions and and also

[04:10:41] Fairfax water has agreed in condition 36 to document both the historical context of the water tower the existing water tower but more importantly of the building that and the broader apartment complex before any demolition occurs to the tank or the building mr. McMahon showed a slide I'm rendering so I'm not going to go there. With that, Mr. Chairman, I will conclude, and we're certainly happy to answer any questions you all have. Thank you. Thank you very much for that presentation. Are there any questions

[04:11:14] of staff or the applicant? Seeing and hearing none. This is a public hearing, and I have no speakers who have signed up in advance to testify on this specific matter. Is there anyone here present who would like to speak on this subject? This is a public hearing. Anyone who would like to testify? Seeing and hearing none. Let me see if we have callers. There are no callers. No callers.

[04:11:36] the applicant waives rebuttal closing comments and a recommendation from staff on october 7 2026 the planning commission approved the requested 2232 application and also recommended approval of the special exception application subject to the development conditions now dated october 12 2026 and approval of the requested modifications listed on the staff report cover dated september 21st 2026 staff concurs with these recommendations thank you mr chairman thank you any questions from board members seeing and hearing none I will now close the public hearing and recognize Supervisor Jimenez for a motion

[04:12:15] thank you mr. chairman mr. chairman I request the applicant confirm for the record their agreement with the proposed development conditions dated October 12 2026 yes on behalf of the

applicant I confirm agreement with those development conditions thank you that mr. chairman I move that the board of supervisors approve SC-2025-MA-00043, subject to the proposed development conditions dated October 12, 2026. And I further move that the Board of Supervisors approve the requested

[04:12:48] modifications listed on the staff report cover, dated September 21, 2026, which will be made part of the record. Second. You've heard the motion and the second. 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. Next, we have a public hearing on AF 2026-MV-00003,

[04:13:22] Belmont Bay Farms 2 in the Mount Vernon District. And as soon as they are ready, we would welcome a staff presentation. Thank you, Mr. Chairman. My name is Sophia Fisher with the Department of Planning and Development. This application requests to reestablish the Belmont

[04:13:57] Bay Farms 2 local agricultural and forestal district. The district is approximately 115 acres, and it's located off of Belmont Boulevard. And you can see that it's adjacent to the other Belmont Bay Farms agricultural and forestal district. There are other ANF districts in the area, and there's also BLM conservation land as well, so lots of conservation land in this area.

[04:14:23] The ANF district was originally established in 1985 and expired earlier this year. There have been no changes to the district since the expiration. The property is zoned residential estate and is in the Mill Branch watershed. The site contains significant amounts of sensitive environmental features, including EQC, RPA, and floodplain.

[04:14:46] This is largely concentrated on the western portion of the property along Massey Creek. The area forester inspected the property and determined that it was appropriate to continue the 2007 Forestry Management Plan and offered recommendations on invasive species management.

[04:15:04] The Northern Virginia Soil and Water Conservation District determined that there is no need for a soil and water quality conservation plan because there's no active agriculture. The proposed district satisfies all of the applicable Group A and three of the Group B criteria, which include production of farm goods, improving aesthetic quality, potential archaeologically significant resources, and meets the overall intent of the ANF district program. This concludes my presentation.

[04:15:39] Thank you very much for that presentation. At this time we would welcome, although it's not required, an applicant's presentation. Hi, I'm Churchill Huff and I'm one of the manager for EDH Associates, and also appearing on behalf of Cindy Hanschen, who is one of the other owners of this.

[04:16:03] Thank you to staff for help, for the help preparing the application, getting it to this point. As Sophia noted, this is adjacent to another forestall district that we were here for, I guess, about two years ago. This parcel is a little bit different than the other parcel in that it is primarily or exclusively forest land.

[04:16:25] This is a great program, and thank you for your consideration. Thank you very much for that. Are there any questions of staff or the applicant? Seeing and hearing none, this is a public hearing. I have no one signed up in advance to testify.

[04:16:41] Is there anyone here present who wishes to speak on this subject? This is a public hearing. Anyone who wishes to testify? Seeing and hearing no one. Are there any callers? There are no callers. No callers. The applicant waives rebuttal. closing comments and a recommendation from staff. The Agricultural and Forestal District Advisory Committee recommended approval of the re-establishment at

their September 23rd, 2026 meeting. The Planning Commission recommended approval of the re-establishment at their October 21st, 2026 meeting. And staff concurs with the recommendations recommending approval subject to

[04:17:18] the draft ordinance dated November 17th. Thank you. Thank you. Any questions from board members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Stork for a motion. Thank you, Mr. Chairman, and it's a pleasure to move this forward.

[04:17:37] The reestablishment of this district that expired really just this year has been in place for a long, long time. There's a lot of archaeological and other really parts of our history that's within it, And I appreciate the applicant and the owners bringing this back and having us all, frankly, give it an opportunity to, again, continue to preserve it for the long term.

[04:18:01] And with that, Mr. Chairman, I request the applicant state for the record their acceptance of the provisions contained in the proposed ordinance dated November 17, 2026. I, Churchill Love, accept the conditions. Thank you, sir.

[04:18:15] I move that the Board of Supervisors adopt a district ordinance reestablishing the Belmont Bay Farms II Local Agricultural and Forestal District to be codified in Appendance F on the County Code as proposed in AF 2026 MV00003 pursuant to Chapter 44 of Title 15.2 of the Code of Virginia and Chapter 115 of the Fairfax County Code as set forth in the proposed ordinance dated November 17, 2026. You've heard the motion. It's been seconded by

[04:18:52] 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? And that motion carries. Thank you. Thank you. Next, we have a public hearing on proposed public facilities policy plan phase two 2020-CW-1CP and Public Facilities Comprehensive Plan Map Updates 2013-CW-5CP. And as soon as they are ready, we would recognize county staff for a presentation. All right, good afternoon, Mr. Chairman

[04:19:32] and members of the board. My name is Muhammad Ali. I am joined by Salem Bush and Kelly Atkinson of the Department of Planning and Development. Today, we are here to provide a staff recommendation for the two public facilities plan amendments. The first First is the Phase 2 Public Facilities Plan Amendment, which was authorized by the Board in July 2020.

[04:19:52] Phase 1 comprehensively updated the public facilities element and was adopted in May 2024. Today we're focusing on Phase 2, which includes updates to the related area plans and the comprehensive plans public facilities sections. The countywide policy plan effort is also underway.

[04:20:08] There were some updates made to elements in the policy plan that are being transferred to Phase 2 of the Public Facilities Plan Amendment. The second amendment is the Comprehensive Plan Land Use Map update, which was authorized in 2013. This is a more focused effort to update land use designations for public facility, governmental and institutional properties.

[04:20:28] Although these amendments were authorized separately, they are being processed concurrently due to the shared subject matter. Since the public facilities element was comprehensively updated in 2024, the changes proposed through Phase 2 are relatively limited. First, we're adding a new Health and Human Services section, which brings forward guidance from the former human services element, the new objectives address the location and characteristics of these facilities, opportunities for co-location, and community engagement.

[04:20:57] Second, we're adding an early childhood education subsection under the education section to recognize this component alongside the existing guidance for public schools in higher education. And third, we're updating the introduction to the water supply section to reflect Fairfax Water's acquisition of the former city of Falls Church Water system and clarify the respective roles of Fairfax Water in the towns of Herndon and Vienna.

[04:21:23] The remaining changes are primarily editorial, including renumbering the objectives to account for the new sections. The primary focus of the phase two plan amendment is the new comprehensive plan public facilities map. Currently, public facilities are primarily identified through static tables within the individual area plans.

[04:21:41] Over time, some of that information has become outdated. The proposed map provides a single countywide GIS-based map identifying public facilities and provides additional information about each facility. The map includes most public facilities except for approximately 80 electrical substations excluded from the map due to security and privacy concerns from Dominion Energy.

[04:22:02] Staff also tracked down approximately 250 facilities that appear to have been approved as far back as the 1950s and 1960s, which lack any locatable approval record. Those facilities are being added to the map as feature shown. Importantly, this map is informational. It does not change or replace the existing Virginia State Code 15.2-2232 public facility review process.

[04:22:28] The public facilities map involved extensive coordination and research across county departments and agencies. For each facility, the attribute table provides additional information and context about its history and characteristics. The map also incorporates the approved sewer service area boundary, which was previously shown as a static map in the public facilities element and was removed during phase one.

[04:22:51] In the future, staff plan to add a capital improvement program, or CIP, layer for projects with an identified location. This will help further align the comprehensive plan with the CIP. For future projects where a specific location has not yet been identified, those projects will continue to be addressed through the area plans.

[04:23:08] Next, and for the second plan amendment, approximately 1,760 parcels countywide are designated for public facility, governmental, or institutional. As part of this amendment, staff also reviewed parcels that are developed with public facilities, but designated for other uses.

[04:23:26] Staff identified approximately 40 county-owned parcels where existing facilities, such as libraries, fire stations, and pump stations, could be redesignated to better reflect existing conditions. Privately owned and HOA properties, residentially developed parcels, and less traditional community-serving facilities would remain unchanged.

[04:23:45] Staff also proposes to simplify the public facilities portion of the land use map, legend, and direct users to the new interactive public facilities map for more detailed facility information. That's the conclusion of staff's presentation. Thank you very much for that. Are there any questions of staff?

[04:24:02] Any questions of staff? Seeing and hearing none, 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 speak on this subject? This is a public hearing. Anyone who would like to speak on this subject? Seeing and hearing no one. Let me check if we have callers.

[04:24:21] No callers. No callers. Closing comments and a recommendation from staff. On September 23rd, 2026, the Planning Commission voted 9-0 to recommend to the Board of Supervisors the adoption of the Staff Recommendation for Plan Amendments 2020-CW-1CP and 2013-CW-5CP as found in the Staff Report dated August 19, 2026, with the Planning Commission proposed edits as outlined in the PC Modification Handout dated September 23, 2026.

[04:24:57] However, we also acknowledge that the Board may want to consider additional editorial modifications and staff concur with those edits. Thank you, Mr. Chairman. Thank you very much for that. At this time, if there are no questions from board members, I will close the question.

[04:25:13] Supervisor Alcorn. Yeah, just a quick comment. Actually, great work to staff. This is a part of the comprehensive plan that doesn't really get very much attention usually, but it is really fundamental to our comprehensive planning process. So great work.

[04:25:31] Supervisor Palczyk. I just wanted to add to that. To me, the map is critical. We've done our best in our office to try to map many of these facilities. And so that is absolutely, I believe, the best way to be able to update and share with the community where these amenities are.

[04:25:49] So thank you. I know that takes many, many hours of work. Okay. If there's no further discussion, I will now close the public hearing and recognize Supervisor Smith for a motion. Thank you, Mr. Chairman. I have background here, but I prefer to put the motion on the table first, then I'll do the background.

[04:26:07] Mr. Chairman, I move that the Board of Supervisors adopt plan amendments 2020-CW-1CP and 2013-CW-5CP as found in the board item with the Planning Commission recommended modifications dated September 23, 2026, Attachment 1, and with the following editorial revisions.

[04:26:30] In the public facilities element of the policy plan, in the introduction of the library section, first sentence, a comma should be added between the words community and further. Objective 52, policy B, first sentence. The word great should be changed to greater.

[04:26:49] And remove the following reference in the Upper Potomac Planning District section of the area plan. An elementary school site, possibly in combination with an active recreation park site, should be located in the area between Armfield Farms and the intersection of Lee Jacks Memorial Highway and Centerville Road.

[04:27:07] The school site should have a minimum of 14 acres and include ball fields or other facilities for active recreation use for the community. And so now, that's my motion. I am going to go back and read the background. Plan Amendment 2020-CW-1CP was divided into two...

[04:27:29] Should we second it? Hold on one second. Do you have a question, Supervisor Kalczyk? Sorry, I'm just looking at the motion. I was going through some of the corrections that were made earlier, and I believe we had changed the names of roads that were either Learly-Jackson to Route 50 or Route 29.

[04:27:48] I don't know if we should do that here as well. The intersection of Jackson... We're taking this language out. That's what we're removing. We're removing all of that language. Just looking at it. Thank you. Okay. So you want to give me a second on the motion? Yes, I'm happy to second that, along with Supervisor Bierman, Supervisor Smith.

[04:28:08] Thank you. So now I'm going to do the background. A plan amendment 2020-CW-1CP was divided into two phases. Phase 1, adopted on May 7, 2024, comprehensively updated the objectives and policies contained within the public facilities element of the policy plan.

[04:28:26] Phase 2, the subject of this hearing, proposes limited revisions to the public facilities element. Phase 2 also proposes revisions to the area plans to replace the static public facilities inventory tables with a new GIS-based comprehensive plan public facilities map.

[04:28:44] I am so excited. Plan Amendment 2013-CW-5CP proposes limited revisions to the Comprehensive Plan land use map to redesignate approximately 40 parcels that have been transitioned to public facilities' uses.

[04:29:01] These amendments are being processed concurrently due to the public facility subject matter and their shared focus on improving the accuracy and consistency of public facility information within the Comprehensive Plan. Staff coordinated extensively with county agencies and external public utility providers to verify existing facilities and update planned facilities.

[04:29:22] Agencies provided facility inventories and GIS data, which were used to develop the public facilities map and update the land use map. Outreach was conducted as part of the broader countywide plan forward policy plan amendment, including in-person and virtual community meetings and events.

[04:29:39] Staff presented the proposed updates to the Planning Commission's Policy Plan Committee on September 10, 2026. On September 23, 2026, the Planning Commission recommended approval with additional modifications to the staff recommendation as found in the board item. The proposed changes modernize how the county documents and maintains public facility data.

[04:30:00] The public facilities map provides a consolidated inventory of existing and planned public facilities, formally recognizes approximately 250 existing facilities as features shown in the comprehensive plan and provides the opportunity for DPD to update the map on a more regular basis as facilities are approved.

[04:30:19] It will also include a capital improvement program layer for planned projects with identified locations. Excellent work on the part of staff. And that motion has been moved and seconded. Is there further discussion? We had some already, but further discussion.

[04:30:35] Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? and that motion carries well done thank you and understand our next public hearing is going to be deferred but that is a public hearing on proposed site specific plan amendment 2025-2-2-m vincent hall in the kirby community planning sector of mclean planning district in the drainsville district supervisor beerman uh yes mr chairman at the october 28 2026 plan commission public

[04:31:10] hearing, the Plan Commission deferred their decision to a date certain of November 18, 2026. Therefore, Mr. Chairman, I move that the Board of Supervisors defer the public hearing for site-specific Plan Amendment 2025-II-2M to a date certain of December 8, 2026 at 3.30 p.m.

[04:31:30] And 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. Our next public hearing is a public hearing on a proposal to vacate and abandon Redskin Drive in the Sully District, and at this time I would recognize staff for a staff presentation. Good evening, Mr. Chairman and

members of the board. My name is Jeffrey Edmondson with the Fairfax County Department of Transportation, and I'm here to present a proposal to vacate and abandon Redskin Drive in the Sully District. The applicant is requesting that Redskin Drive be

[04:32:10] vacated under 15-2-2272 and abandoned under 33-2-909 of the Virginia Code. The applicant is seeking to vacate the right-of-way to redevelop their adjacent properties per the approved special exception project 2021-SU-00017.

[04:32:28] The subject portion of Redskin Drive is constructed and is part of the Virginia Department of Transportation's secondary system of highways. And that concludes my presentation. Thank you for that. Are there any questions from board members? Any questions? seeing and hearing none this is a public hearing and I have no speakers who have signed up in advance to testify on this matter is there anyone present who would like to testify on this specific subject this is a public hearing seeing and hearing no one do we have any callers we have no callers closing comments and a recommendation from staff staff recommends board adoption of the

[04:33:06] attached ordinance and order thank you questions from board members seeing and And hearing none, I will now close the public hearing and recognize Supervisor Smith for a motion. Thank you, Mr. Chairman. The applicant RP Industrial Owner LLC is requesting the vacation and abandonment of Redskin Drive.

[04:33:24] Redskin Drive is built and is part of the Virginia Department of Transportation's secondary system of highways. RP Industrial Owners is seeking to vacate the right-of-way to redevelop their adjacent properties per the approved special exception 2021-SU-00017.

[04:33:42] Therefore, I move that the Board of Supervisors adopt Attachment 3, the Vacation Ordinance, and Attachment 4, Order of Abandonment of the Subject Right-of-Way. You've heard the motion. The Chair will second that. Discussion on the motion? Mr. Chairman. Yes, Supervisor Alcorn.

[04:33:57] Yeah, just very quickly, this is part of a project, a data center project, that's next to Hunter Mill District. I'm not going to be supporting this. I also would hope that at some point we might want to go look at our policy for vacation and abandonment of right-of-way, particularly in commercial industrial districts, because I think we do need to modernize that.

[04:34:20] Thank you. Thank you, Supervisor Alcorn. Is there any other discussion? Seeing and hearing none, all those in favor of the motion, please say aye. Aye. Any opposed? Any abstentions? And that motion carries 9 to 1.

[04:34:36] Thank you. And next up, we have a public hearing to convey certain land rights and county-owned property at 8243 Gregory Drive to the Virginia Department of Transportation for the Bus Rapid Transit Project in the Franconia District.

[04:34:55] And at this time, I would recognize staff for a staff presentation. Thank you, Mr. Chairman. My name is Mike Lambert. I am the Assistant Director of Real Estate Services for the Facilities Management Department. The Board of Supervisors is the owner of an approximately one-acre parcel of land located at 8243 Gregory Drive and identified as tax map number 1014 subdivision 4 parcel 7a. The property serves as the site of the New Horizons Treatment Center, a 12-bed community residential services program that provides treatment and support services for individuals experiencing mental illness or substance abuse disorders.

[04:35:30] Virginia Department of Transportation is in the process of acquiring land for the bus rapid transit project. Which involves the construction of a seven-and-a-half mile bus rabbit transit line along Richmond Highway from Huntington Metro station to for 12 or To accommodate the new median lanes for bus traffic VDOT requires the board to convey from the parcel approximately four hundred and twenty nine square feet of land and fee simple and Dedicate permanent waterline and temporary construction easements of three hundred and sixty two three thousand six hundred forty two square feet and 160 square feet respectively VDOT is offering the board $102,500 as compensation for the dedicated

[04:36:07] land rights an amount which includes $37,000 for restoration work such as the repaving of portions of the parking lot and the replacement of six light poles the property will remain accessible during the entirety of the bus rapid transit project community services board staff who manage the treatment program have been alerted about the right-of-way dedications this concludes the staff

[04:36:27] report. Thank you for that. Are there any questions from board members? Any questions? Seeing and hearing none. This is a public hearing and I have no speakers signed up in advance to testify. Is there anyone here present who would like to speak on this specific matter? This is a public hearing. Anyone who wishes to testify? Seeing and hearing no one. Let me see if we have callers. No callers. No callers. Closing comments and a recommendation from staff. Staff recommends that the board authorize staff to execute all necessary documents to convey the land rights at the agreed upon consideration to the Virginia Department of Transportation. Thank you for that. Any questions from board

[04:37:05] members? Seeing and hearing none, I will now close the public hearing and recognize Supervisor Lusk for a motion. Thank you, Mr. Chairman. This is a very straightforward matter. So with that, Mr. Chairman, I move that the board authorized county staff to prepare and execute all documentation necessary to convey the land rights at board-owned property located 8243 Gregory Drive and and identified by Tax Map No. 101-4, Double Circle 4, Parcel 7A, for the agreed-upon consideration to the Virginia Department of Transportation.

[04:37:40] So moved. You've heard the motion. It's been seconded by Supervisor Stork. 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.

[04:37:56] And our next public hearing is a public hearing to convey certain land rights and board-owned property at 8323 and 8333 Richmond Highway to the Virginia Department of Transportation for the Bus Rapid Transit Project in the Mount Vernon District.

[04:38:12] And again, I would recognize staff for another presentation. Thank you, Mr. Chairman. This is Mike Lambert from Facilities Management. This board item involves another proposed acquisition of land rights by the Virginia Department of Transportation for the Bus Rapid Transit Project. The Board of Supervisors is the owner of two parcels of land located at 8223 and 8333 Richmond Highway and identified as Tax Map No. 1014, Subdivision 1, Parcel 5A, and Tax Map 1014, Subdivision 7, Parcel 1.

[04:38:40] These parcels total 10.5 acres and constitute the original site of the Mount Vernon High School, which is currently subject to a renovation project to repurpose a school building to serve as a cultural and opportunity center called the Commons. The board had previously agreed to transfer an approximate 55 feet of road frontage along Richmond Highway for a total of 24,300 square feet as part of the site plan submitted for the renovation of the commons.

[04:39:06] To accommodate the construction impacts caused by the widening of the highway, VDOT requires the board to further convey from the property approximately 400 square feet of land and fee simple and dedicate a sanitary sewer easement consisting of 1,500, approximately 1,500 square feet, a VDOT utility easement of 500 square feet, a stormwater drainage easement of 273 square feet, and a temporary construction easement of 10,166 square feet. VDOT is offering the board $88,735 as compensation for the land rights that are not associated with the site plan dedication and for the relocation of some existing signs and light poles. Access to the commons will be

[04:39:42] available via Maury Place and Mohawk Lane for the duration of the project. Public works staff who who are supervising the construction of the commons have reviewed the possible impacts of these right-of-way dedications. This concludes the staff report. Thank you. Any questions of staff? Seeing and hearing none, this is a public hearing, and I have no speakers signed up in advance to testify.

[04:40:04] Is there anyone present who wishes to speak on this matter? Anyone who wishes to speak on this matter, this is a public hearing. 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 staff. Staff recommends that the board authorize staff to execute all necessary documents to convey the land rights that they agreed upon consideration to the Virginia Department of Transportation.

[04:40:27] Thank you. Questions from the board? Seeing and hearing none. I will now close the public hearing and recognize Supervisor Stork for a motion. Mr. Chairman, I'm sorry. I do not have that motion, so you have it.

[04:40:43] I would appreciate it. There was not. Let's see. I do not have it either. I have a motion for the next item, but not for this one. I know I had the same, so. Let me ask the county attorney, would it suffice for Supervisor Stork to recommend approval of the county executive's recommendation?

[04:41:13] Let me make sure staff doesn't have a motion with them.

[04:41:30] Let me try this. Supervisor Stork, you want to move approval to convey certain land rights and board-owned property at 8,323 and 8,333 Richmond Highway to the Virginia Department of Transportation for the Bus Rapid Transit project.

[04:41:49] That's correct. I want to move that. That motion is sufficient? Yes. Okay. That motion is sufficient. I'm happy to second that motion along with Supervisor Bierman. Discussion on the motion? I support this. This is clearly part of what we've been working on now for a decade.

[04:42:06] just continues to move us forward and I look forward to supporting thank you supervisor stork if there's no further discussion all those in favor of the motion please say aye aye any opposed any abstentions that motion carries and next we have a public hearing to consider an ordinance amending amending articles 7.2 and 17.1 of chapter 4 taxation and finance of the code of the County of Fairfax, Virginia, and at this time, we would welcome a county staff presentation.

[04:42:46] Good afternoon, Mr. Chairman and members of the board. My name is Justin Najad, Assistant Director with the Department of Tax Administration. The board agenda item before you is to consider amendments to amend Article 7.2 and 17.1 of Chapter 4, Taxation and Finance.

[04:43:06] We have compiled a list of changes as outlined in the agenda item. This compiled list is needed to resolve inconsistencies between other chapters of the county code and to reflect amendments to the

Code of Virginia. We are happy to go over through any of the amendments.

[04:43:23] However, the specific changes to the chapters are listed in the item. Thank you very much. Are there any questions of staff? Any questions of staff? Seeing and hearing none, this is a public hearing, and I have no speakers signed up in advance to testify on this matter.

[04:43:39] Is there anyone here who wishes to speak on this specific matter? This is a public hearing. Anyone who wishes to testify? Seeing and hearing none, do we have any callers? There are no callers. No callers. Closing comments and a recommendation from staff. We recommend that the Board adopt the ordinance amending Articles 7.2 and 17.1 of Chapter 4 of the County Code.

[04:44:01] Thank you. Thank you. Any questions from the Board? Seeing and hearing none, I am now going to close the public hearing and hand the gavel over to Vice Chair Smith so that I can make the following motion. I move that the Board adopt the ordinance amending Articles 7.2 and 17.1 of Chapter 4 of the Code of the County of Fairfax, Virginia, as set forth in Attachment 2 of the Public Hearing Board item.

[04:44:25] I'll second that motion along with Supervisor Palchuk. Any discussion on the motion? Seeing and hearing none, all those in favor, please say aye. Aye. Any opposed? Any abstentions? That motion carries. Mr. Chairman. Thank you very much. Thank you all. Our next public hearing is a public hearing on a proposed zoning ordinance amendment regarding accessory living units.

[04:44:46] And while staff is making their way down for this presentation, I will announce that right now, at this moment, I do have, let's see, 18 speakers who have signed up to testify on this matter.

[04:45:02] If you have not already signed up and you wish to speak on this subject, please come down and sign in with the clerk to my far right, to your left, down at the end of the dais, if you wish to speak on this item and have not already signed up.

[04:45:17] With that, I am now going to recognize county staff for a staff presentation. Good evening. I'm Casey Judge from the Department of Planning and Development. I'm joined by my co-lead, Carmen Bishop, Andrew Hushauer, and Tracy Strunk, all from DPD as well.

[04:45:34] So tonight we're here to present a proposed zoning ordinance amendment on accessory living units, or ALUs for short. And this amendment is part of the county's housing action plan and proposes to add flexibility to ALU requirements. So an ALU is defined as a secondary dwelling unit that is in conjunction with and clearly subordinate to a single-family detached dwelling unit.

[04:45:56] It is currently limited to detached dwellings only, so an attached dwelling, like a townhouse, is not eligible for an ALU permit. An ALU contains areas for eating, sleeping, living, and sanitation, and it's occupied by somebody as their residence. So we do see a variety of ALU occupants, ranging from in-laws to au pairs to renters.

[04:46:16] And we also see a variety of ALU arrangements, such as an interior ALU in a basement as an addition to the main dwelling, or ALUs over a garage. So as mentioned, the goal of this amendment is to add flexibility and to update the ALU regulations while retaining standards that ensure ALUs are compatible with existing neighborhoods.

[04:46:36] The amendment proposes to continue to only allow ALUs with single-family detached dwellings. However, staff has provided an option for board consideration that would allow interior ALUs

for single-family attached dwellings with special permit approval. Only one ALU is allowed per lot, and short-term lodging is not allowed on a property with an ALU.

[04:46:58] An ALU is limited to a maximum of two bedrooms, and the amendment proposes to increase the size for interior ALUs from 800 square feet to 1,200 square feet, while retaining the current limitation that the ALU cannot exceed 40% of the size of the principal dwelling, whichever is less between those two figures.

[04:47:14] This increase to 1,200 square feet aligns with the current size limitation of detached ALUs, and the 40% size limitation continues to ensure that an ALU is subordinate to the principal dwelling. The amendment does not increase the current 1,200-square-foot size limitation for detached ALUs, but it does add that 40% of the principal dwelling limit, and it does add the ability for the BZA to modify the size limitations as part of special permit approval.

[04:47:40] As part of the amendment, no changes are proposed to the occupancy of a principal dwelling, but the amendment does propose to increase the occupancy of an ALU from two people to three people to allow for more flexible living arrangements. For example, a couple and a child or a couple and a live-in caregiver would be able to occupy the space.

[04:48:01] An ALU is not considered a separate dwelling for demographic purposes, and staff does not anticipate that expanding the opportunities for ALU will have an impact on the overall demand on Fairfax County public schools. The same student yield ratio is used for all single-family detached dwellings, regardless of size, number of bedrooms, or number of children, to calculate the impacts on schools.

[04:48:22] I did want to note that the Planning Commission recommended increasing the occupancy of an ALU to four people. While the current ordinance requires the property owner to reside in either the principal dwelling or the ALU, the proposed amendment would remove this requirement, allowing more flexibility in the long-term use of an ALU. Staff has received feedback from individuals regarding a variety of living arrangements that would benefit from removal of this requirement. For example, military families stationed in the county have wanted their in-laws to live in an ALU to help provide care for their children, and parents have purchased a second home for their adult child with a disability wanting a separate space for a caregiver

[04:49:00] to reside there. Removing the owner occupancy requirement would allow for both the principal dwelling and the ALU to be occupied by renters. While concerns have been raised regarding general upkeep of a property as well as noise issues without the owner being present, property maintenance is subject to code enforcement and varies among individual owners and renters, and the county's noise ordinance applies to all properties. Concerns have also been raised about investor-owned properties. Based on information from the Department of Tax Administration and other sources, currently investor acquisition of large numbers of single-family dwellings in Fairfax County does not appear to be a major issue. I did want to note that the Planning

[04:49:39] Commission here recommended requiring owner occupancy at the time that an ALU is established. The proposed amendment would streamline the process by removing the separate zoning administrative permit while retaining the review of zoning ordinance standards as part of the review of building permits. This more efficient review process under the amendment would apply to interior ALUs and also to detached ALUs on lots that are 36,000 square feet in size or more.

[04:50:10] And as detailed in the staff report, 36,000 square feet is about eight-tenths or 0.83 of an acre, and it's the minimum lot size required in the R1 district. The Planning Commission recommended allowing detached ALUs by right on lots of 15,000 square feet or more. 15,000 square feet, that's about a third of an acre and is the minimum lot size for the R2 district. The county has existing procedures for tracking, review, and enforcement that will continue to apply for ALUs. On property served by

[04:50:47] well or septic, the current process is for building permits that add bedrooms to be reviewed by the health department for the capacity of the well and septic systems. And this applies regardless of whether the bedrooms are associated with an ALU or not.

[04:51:03] Land disturbance, stormwater management, and tree conservation requirements apply to all construction. Staff also considered whether the proposed amendment would affect wastewater system capacity. The existing procedures apply a default rate for sewer generation and address when a separate connection is required for a detached structure.

[04:51:24] The PLUS system will allow for tracking of ALUs, and enforcement will continue as it is today by the Department of Code Compliance on a complaint basis. Now, as I mentioned, the amendment would increase the opportunity for detached ALUs by allowing them on lots 36,000 square feet and larger.

[04:51:45] and the amendment would allow a detached ALU on a smaller lot with approval of a special permit by the Board of Zoning Appeals. The zoning ordinance currently limits detached ALUs to lots that are two acres and larger, which comprise about 5% of the lots developed with single-family detached dwellings in the county. Now, lowering that threshold to 36,000 square feet for the by-right ALUs would increase that percentage to about 14. And then, as I mentioned, the Planning Commission recommended lowering it, the threshold, to 15,000 square foot lots,

[04:52:23] which would then increase that percentage to a total of about 42%. The remainder of the lots would only be eligible for a detached ALU with a public hearing and approval by the BZA. Whether Whether a lot can accommodate a detached ALU depends on a variety of factors, including meeting setbacks, rear setback coverage, maximum cumulative size, and height standards.

[04:52:50] As an accessory structure, an ALU is required by definition to be subordinate to the principal dwelling. The amendment proposes to remove the requirement for an additional off-street parking space. No other accessory uses in the zoning ordinance have additional parking requirements, and there isn't a limit on the number of vehicles that can be associated with a dwelling, whether they have an ALU or not.

[04:53:18] The requirement for off-street parking would remain for construction of the dwelling. The Planning Commission recommended requiring that the property have the required amount of off-street parking. This means that the lot could not be non-compliant with regard to the parking standard, but the Planning Commission recommendation would not require the additional parking space.

[04:53:43] And the proposed amendment includes various other clarifications and editorial revisions. It includes graphics to show possible configurations of ALUs, introduces the semi-detached term to address this configuration that we've been seeing, and clarifies the definition.

[04:54:00] This chart compares some of the current and proposed standards to those of nearby jurisdictions. As you can see, the amendment would bring the county more in line with the other localities regarding the process of allowing ALUs administratively and without a renewal, and allowing occupancy by more than two persons.

[04:54:21] The other localities, however, do not have a minimum lot size for a detached ALU, and some jurisdictions are allowing ALUs in duplex and townhouse units. Thank you. We are happy to answer questions. Thank you very much for that, and there's an opportunity to ask questions now.

[04:54:39] There will also be an opportunity after the public hearing, but let me ask if there are any questions at this time from board members. Okay. Not seeing and hearing any, so with that, we are going to move onto our speakers list, and as I mentioned before, we do have a number of speakers on this case. When I call your name, please come down close. There's two rows of seats right here down in front that are completely vacant. If I call your name, please come down so that you're ready to testify when it's your turn. And I'm going to go in order of the speakers list with Speaker number one, Jeff Flading, to be followed by number two, Michelle Petrini, number three, Glenn Harris. If I called

[04:55:18] your name, please come on down so that when it's your turn, we're ready to hear your testimony. Speaker number one is Jeff Flading. Welcome. Ready to go? You good?

[04:55:35] Yes. Okay. Good evening. I'm speaking on behalf of Fairfax National Estates, HOA. Density is good, seems to be a core county principle, but density isn't free. And tonight I'm going to focus on just one of the consequences for covenant-governed neighborhoods.

[04:55:52] First, I want to address the suggestion that Virginia law prevents the county from considering concerns involving homeowners associations. Virginia Code Section 15.2-110 prohibits the county from making associated consent a prerequisite for issuing a permit.

[04:56:10] I recognize that limitation, and I'm asking for no such requirement. That section also preserves the community declarations and instruments it identifies. County permission does not settle whether a project is permitted under the applicable private covenants.

[04:56:27] But administering permits is different from deciding what zoning policy this board should adopt. Nothing in Section 15.2-110 prohibits consideration of foreseeable confusion, disputes, and costs affecting residents of HOA communities.

[04:56:43] Section 15.2-2284 requires reasonable consideration of existing property uses and character, suitability for different uses, and conservation of properties and their values. These responsibilities provide a basis for considering neighborhood consequences without making the county an enforcer of private covenants.

[04:57:05] The county's own staff report on page 13 describes its restrictions concerning private agreements in the context of implementation and enforcement. That does not establish a prohibition on considering neighborhood consequences when adopting policy. That brings me to three concerns.

[04:57:23] First, the county is expanding zoning permissions while leaving homeowners and volunteer associations to resolve the gap between what the county zoning allows and what private covenants may permit. A homeowner may spend money on plans and contractors before discovering a covenant restriction under the streamlined zoning here, or a dispute about what an older covenant means.

[04:57:47] Who explains the separate requirements before that money is spent? Who resolves the dispute? Who pays the attorneys? Second, volunteer HOA boards must interpret those documents, respond to applications, and potentially defend their decisions in court.

[04:58:06] These are your constituents serving without compensation, the county changes the rules, the volunteers inherit the problems, and the homeowners ultimately pay the bills through their HOA dues. Third, our approximately 60 homes all depend on private wells and septic systems.

[04:58:23] We have no public water and sewer infrastructure available to absorb additional demand. Virginia Code Section 15.2-2283 identifies adequate water and sewage and density in relation to available community facilities Among the proposed zoning purposes, zoning must reasonably consider, where applicable.

[04:58:42] Page 12 of the staff report proposes deleting the express ALU-specific health department approval requirement, relying instead on other procedures. Staff says adding a bedroom triggers a capacity review. Before deleting that safeguard, require a written side-by-side explanation of what review remains for each scenario.

[04:59:02] Converting existing bedrooms, establishing an ALU without a building permit, and constructing a detached H unit. What triggers review? Who erifies capacity? When must approval occur? I'm asking for three practical steps.

[04:59:19] First, place a prominent explanation in ALU guidance that all relevant application materials, county zoning permissions, does not override applicable private covenants. Encourage homeowners to check their documents before spending money.

[04:59:37] Second, provide implementation guidance explaining the separate county and association processes without requiring association consent or asking staff to adjudicate private disputes. Third, preserve meaningful health department review and clear infrastructure safeguards for properties served by private wells and septic systems.

[04:59:58] A restriction on requiring HOA consent does not excuse ignoring foreseeable consequences for homeowners. If the board cannot explain how these concerns will be addressed, it should defer approval until it can. Thank you. Thank you. Speaker number two is Michelle Petrini, to be followed by Glenn Harris and Sonia Brehe.

[05:00:20] If I call your name, please come on down and be ready to testify. We are on speaker number two. Welcome. Chairman McKay and members of the board, thank you for the opportunity to speak. My name is Michelle Petrini. I am a board-certified behavior analyst and the proud parent of an adult son with autism.

[05:00:42] I'm here to ask you to support the Planning Commission's recommendation on accessory living units. My son Alex is an adult with autism. His father and I want him to be as independent as possible. However, he requires ongoing help and supervision to live safely.

[05:00:58] We would like to add an accessory living unit to our property. This would allow Alex the opportunity to live independently, but still with his father and I able to safely continue teaching him the skills necessary to live independently.

[05:01:14] After his father and I have passed, Alex could live in his childhood home and a caregiver would live in the accessory living unit to monitor Alex to continue to assure he uses the skills he's learned safely and successfully.

[05:01:31] Alex could have his own space and keep his daily routines with someone close enough to help him when he needs it. What I worry about the most is what happens when his father and I are gone. We don't have any other family to help us deal with Alex.

[05:01:50] Losing us will already be an enormous change for Alex. I want him to be able to wake up in the home he knows, follow the routines that are familiar to him, and know there's someone nearby he can count on. We want to put this plan in place now while we're still here to help him make that transition.

[05:02:11] The Planning Commission unanimously recommended allowing detached units on qualifying lots of less than 15,000 square feet without a special permit. I'm asking you to adopt that recommendation without the need for any special permits or requirements. Please do not make it harder for my family and families similar to ours to obtain these accessory living units for family members who need them as such an accommodation. I'm also asking you to make clear that holding a home and trust for an adult with the disability

[05:02:48] will in no way interfere with that family's ability to add, keep, or use an accessory living unit and that having an accessory living unit will in no way interfere with the trust. Alex's father and I have gone to great effort and expense to prepare a trust in hopes of protecting Alex's future through the trust. Please make sure that accessory living units are compatible with special needs trusts so that families like mine can make sure our adult disabled children have a place to live and are safe after we're gone. I want to

[05:03:27] make sure Alex has as much independence as he can with the support he needs in the place he's always called home. Please give families like ours a way to make that happen. Thank you so much. Thank you. Our next speaker is Glenn Harris to be followed by Sonia Brehe. William Lawson, I understand, is not here, but Elena Schneider. If I called your name, please come on down.

[05:03:57] Welcome, Mr. Harris. Thank you. I'm Mr. Chairman and members of the board. My name is Glenn Harris, president of the McLean Citizens Association, MCA approved a letter in October that was sent to the Board of Supervisors expressing support for many of the proposed changes to the Accessory Living Unit or ALU rules, but raising concerns with others. MCA agrees that ALUs can help address challenges in housing availability and diversity in the county by allowing homeowners to care for elderly relatives, provide multi-generational living, or earn extra

[05:04:29] income. MCA's concerns relate to a few of the detached ALU proposals that could undermine the character of established neighborhoods that make Fairfax County a desirable place to live. Our concerns dovetail with the One Fairfax policy, which recognizes the need to accommodate anticipated growth in a manner that, quote, includes mixes of land that protects existing stable neighborhoods, end quote, undermining HOA covenants. MCA shares the concerns about whether the proposed ALU changes would lead to conflicts with homeowner association covenants

[05:05:05] or bylaws. MCA proposes that Fairfax follow Montgomery County, which requires applicants seeking to build an ALU to complete an affidavit, yet the structure is permitted by applicable HOA rules. Montgomery County requires this certification despite the county's stated policy that it will not enforce HOA rules similar to Fairfax's policy. Staff objected to the MCA proposal citing a Virginia code section that prohibits the county from requiring HOA consent before issuing a permit.

[05:05:38] MCA respectfully disagrees. Asking an applicant to ensure that the structure is allowed by HOA rules is not the same thing as requiring an HOA to affirmatively consent to a project. If needed, the county

attorney should opine whether the Virginia Code prohibits the MCA proposal.

[05:05:58] MCA's proposal is consistent with Fairfax County policies. The county's short-term rental FAQ website states that it is the applicant's, quote, responsibility as the STL operator to ensure that your STL operation complies with any restrictive covenants on your property, end quote.

[05:06:14] The county's zoning administration FAQ pages advises residents to, quote, Check with your homeowners association to determine if any restrictions apply, end quote, before applying to add a shed, offense, or other change. It makes no sense for county staff to review a proposed ALU application only to find out after approval that the ALU is prohibited by HOA rules.

[05:06:38] This is a waste of county resources and invites confusion and unnecessary disputes between residents and HOA boards. Reduced lot size. County staff proposed to reduce the minimum lot size for by-right development of ALUs to 36,000 square feet.

[05:06:54] The Planning Commission went even further, allowing such development on lots of only 15,000 square feet, roughly one-third an acre. MCA respectfully disagrees. Particularly in neighborhoods where homes sit close together on one-third acre lots, a detached ALU, even at 20 feet high, would be highly visible and could have a significant adverse effect on neighboring properties.

[05:07:15] MCA recommends that attached ALUs be permitted only where lot sizes of one-half an acre or more provide separation from nearby properties. But at a minimum, proposed ALU construction on lots smaller than 36,000 square feet should not be allowed by right and should be allowed only through a special permit, which we understand is not an overly burdensome process.

[05:07:38] This should allow for more careful review of the ALU's impact on nearby properties. Eliminating owner occupancy rule. Currently, ALUs are only permitted on lots where the owner lives in the primary home or the ALU. The Planning Commission voted to require the owner to occupy either structure, but only when the ALU is established.

[05:07:57] This is an ephemeral solution that will lead to widespread, non-owner-occupied lots with ALUs. The county's own survey found that 65% of respondents believe the owner should be required to live on a property with an ALU. The owner-occupancy rule ensures that properties will be maintained and prevents overcrowding from renter-occupancy of both the principal home and the ALU.

[05:08:20] Further, if there are violations of ALU rules, an on-site owner will make it easier for neighbors or the county to resolve the concerns rather than having to track down a remote owner. If necessary to address concerns with military and other families who are assigned to live overseas, a limited exception to owner occupancy could allow a military family to move temporarily overseas if the family intended to live in the residence after its return.

[05:08:49] Deleting the on-site parking requirement. MCA recommends the ALU on-site parking requirement be retained to avoid exacerbating the struggle many neighborhoods already face with limited street parking. Thank you. Thank you. Exceptional timing. Our next speaker is Sonia Breehee, to be followed by William Lawson and Elena Schindler.

[05:09:11] Welcome, speaker number four, Ms. Breehee. Good evening, Chairman McKay and members of the board. My name is Sonia Breehee. I'm the Northern Virginia Advocacy Director for the Coalition for

Smarter Growth. My testimony today reflects written comments we submitted last week in strong support of the proposed ALU zoning update with three key recommendations.

[05:09:33] As you all are well aware, Fairfax County is experiencing significant housing and affordability issues. It's going to take every tool in the policy toolbox to meet our housing needs. This update is an opportunity for ALUs to be a real part of the solution.

[05:09:50] We appreciate the Planning Commission for recommending approval of certain staff recommendations, including streamlining the process for ALUs, expanding maximum occupancy to four people, Eliminating the additional parking space requirement and increasing the allowable size of ALU's.

[05:10:08] These changes align with standard accessory dwelling policies, provide greater flexibility for homeowners, and help to reduce the burden on those wanting to build an ALU. While these changes are certainly moving us in the right direction, the county can do more to make this a truly successful policy that will help provide more housing options, especially in our transit connected walkable neighborhoods. We're asking the board to, one, eliminate minimum lot size requirements for detached ALUs entirely. Minimum lot sizes for

[05:10:44] ALUs are not the norm in our region. None of our neighboring jurisdictions have this requirement. While we appreciate that offering a special exception process for smaller lots at least creates a pathway to build a detached ALU, it continues to be a serious barrier for many homeowners.

[05:11:03] Even at the planning commission's recommended 15,000 square foot minimum lot size, 61% of county single-family detached homeowners, myself included, and others in transit-connected neighborhoods would still face a special hearing process. This process introduces application costs, months of delay and uncertainty that discourage moderate income homeowners from even attempting to build detached units. Yet stand-alone garages and sheds are permitted by right with the same setback and height requirements. The only difference is that ALUs provide housing,

[05:11:42] which is exactly what we want. So let's prioritize ALUs in the same way. To be clear, accessory structures must still meet zoning bulk standards, height restrictions, side and rear setbacks, and yard coverage caps. And the ALU must be subordinate to the main home, so the design will inherently be proportionately smaller on smaller lots.

[05:12:05] These rules already protect neighboring light, privacy, and yard space without requiring a discretionary public hearing process. The restriction incentivizes teardowns and major additions over gentle infill development. Under our existing code, a homeowner can demolish a modest home and build several thousand additional square feet completely by right.

[05:12:27] These expansions consume massive yard footprints, eliminate tree canopy, and loom over adjacent yards. Yet, if that same homeowner wants to build a modest, subordinate, 600-square-foot cottage, we force them through a special hearing process.

[05:12:44] Removing lot size limits encourages homeowners to preserve their existing homes while adding smaller, low-impact units. Two, allow interior ALUs in single-family attached homes by right, especially in our transit-oriented communities.

[05:13:01] This is a missed opportunity to add more housing options to the many townhome communities built near our metro stations. And three, fully eliminate owner-occupancy requirements. Owner-

occupancy mandates are another barrier to building ALUs and penalize military families, State Department personnel and others who may need to lease their home while they're away we have an opportunity to pass an ALU policy that functions as a true housing strategy to address our significant housing needs by adopting the Planning Commission and staffs positive updates and removing the remaining lot size townhome and owner occupancy barriers the board can unlock

[05:13:40] much-needed housing choices across Fairfax County thank you thank you let me me verify speaker number five. William Lawson is not here. Is that right? Speaker number five? Okay, speaker number six is Elena Schindler, to be followed by Regine Solat and Debbie Smith. If I called your name, please come down close so that you're ready to testify when it is your turn.

[05:14:06] And we are on speaker number six. Welcome. Hi, I know you're mentioning my name because it's Ileana, and I know when people hesitate before saying my name, I know I'm the one coming up. I am an architect in Virginia, Maryland, and D.C., and I specialize in additional living units.

[05:14:25] They're called granny flats. They're called additional dwelling units, popularly known as ADUs, and I want to congratulate the staff for their analysis on the current market and for the suggestions on current practices. We, as architects, end up stuck with the rules, and I'm glad that they're very reasonable and they are going to be easier to apply than in other jurisdictions.

[05:14:51] I do still have some suggestions. The first one is to eliminate the owner-occupancy requirement. I understand that for Fairfax County, this is particularly important for the local population, homeowners such as military, elderly, and civil servants that work overseas or travel often.

[05:15:13] this would impede and would discourage people from developing these units. So I would encourage you to remove the owner-occupancy requirement. Understanding that the relationship between the homeowner and the tenants from the ALU will still be 100% ruled by tenancy law.

[05:15:34] So there shouldn't be a concern about tenant-owner relationship because those rules already exist under a different rule book, not the zoning rule book. The minimum lot requirement, I emphasize the need to see the lot requirement as one of the biggest barriers.

[05:15:55] There's a huge variety of lots. Most people that actually need ALUs, like the previous witness, don't enjoy endless land. So I encourage you to remove the minimum lot requirement to make it applicable to at least 80% of single-family homes, freestanding structures in the county.

[05:16:18] I want to make sure that when we talk about ALUs and the people that will occupy them, those are treated with respect. The fact that their renters should not be subject to limiting their size of their family or limited how they occupy the space.

[05:16:36] I think that the number of occupants should be removed, such as like two adults and a child. If a second child comes up, they shouldn't fear that they would be evicted, only because their family got bigger. The size of the unit will limit how many occupants will live in this space.

[05:16:55] So I discourage the county from limiting the amount of people that can occupy the space, because it will make the most vulnerable communities vulnerable to eviction simply because they had another child or they had somebody that needed to move in. Water and sewer connection, I know there's a lot of complaints about how it's going to affect infrastructure.

[05:17:18] Fortunately, oh, okay, the rest of these are in writing. Thank you. Thank you so much. Okay, our next speaker is Regine Salote, followed by Debbie Smith, followed by Christina Rice. So if I called your name, please come down closer.

[05:17:37] Good evening, Fairfax County Board of Supervisors.

[05:17:52] Thank you for the opportunity to testify on your consideration of this important update. My name is Regine Salute, and I'm with Habitat for Humanity, Washington, D.C., and Northern Virginia, Policy and Advocacy Director. Habitat DC Nova serves Fairfax County residents to provide affordable homeownership opportunities through building and preserving affordable homes, partying with low-to-moder-income families pursuing homeownership, and stabilizing and strengthening communities.

[05:18:14] On behalf of Habitat DC Nova and the Fairfax County homeowners we serve, we are expressing our strong support for the proposed amendments to Fairfax County's Accessory Living Unit ALU regulations as detailed in the Department of Planning and Development staff report in September and some of the Planning Commission's recent recommendations.

[05:18:31] We greatly appreciate the progressive staff proposals that would allow more flexibility for ALUs to be built. We thank the county staff, particularly Carmen Bishop and Casey Judge, on their hard work, research, and community engagement. We are here because we have an affordable housing crisis.

[05:18:47] And according to the county's own 2026 Housing Needs Assessment, Fairfax County is in critical need of at least 40,000 new homes by 2035. And this board thankfully set a goal of adding 10,000 affordable units by 2034. Improving the county's ALU regulations is necessary to take advantage of one of the most practical and cost-effective ways to help us reach these goals.

[05:19:08] Since Fairfax County passed its original ALU policy over five years ago, only 158 units have been built. But accessory homes have the potential to impact many lives positively. As a leading and strong advocate for homeowners and a personal homeowner myself, Habitat DC Nova and I believe that homeowners should have the flexibility and choice to use their property to accommodate different stages of life for themselves and their families and access the affordability benefits that ALUs can provide.

[05:19:34] Whether that's aging in place, caring for a loved one with a disability, having a place for a college graduate to land when it's too expensive, or extra mortgage financial support, ALUs offer flexible and affordable housing choices and intergenerational living as needs change.

[05:19:50] Furthermore, ALUs increase accessible, lower-cost housing options without massive infrastructure costs while organically expanding local housing supply to help meet community goals. We thank the Planning Commission for their unanimous vote recommending approval of the staff recommendations, but along with our affordable housing and smart growth partners, we strongly urge the Board of Supervisors to support and adopt these as well.

[05:20:12] Eliminating, number one, eliminating separate zoning administrative permits. This removes application fees, administrative delays, and unnecessary red tape. Number two, eliminating additional parking space requirements. This would encourage transit-oriented communities, prevent unnecessary paving, and lower construction costs.

[05:20:28] Number three, eliminate ongoing permit renewals and land recordation. This removes an unnecessary burden for homeowners and a need for additional staff capacity to maintain this policy.

Number four, increasing the allowable size of ALUs. The recommended size increases offer more flexibility and align with standard accessory dwelling policies.

[05:20:47] While the Planning Commission's recommendations are incredible progress, a few barriers remain in the draft text that will restrict ALU production. We urge the Board of Supervisors to adopt the following requirements to turn this policy into a more meaningful housing tool. Number one, fully eliminate owner occupancy requirements. Adopt option one.

[05:21:05] The Planning Commission recommended requiring owner occupancy at the time an ALU is established. But owner occupancy prevents mission-driven and affordable housing nonprofits like Habitat for Humanity from building and providing ALUs in conjunction with our projects. While we might build new homes, non-profits like ours do continue to have a stake in the community and ensure that our homeowners are still supported and in harmony with their neighborhoods.

[05:21:28] There are already ordinances to address concerns that some residents might have, such as noise and accountability. HOA covenants also can restrict ALUs. And there are many circumstances under which homeowners may not be able to occupy their primary dwellings, such as military or state department personnel who spend long stretches abroad, as you are aware.

[05:21:46] Number two, apply the same occupancy standards that apply to any home to ALUs to not discriminate against family types. Number three, remove the lot size minimum completely for detached ALUs, especially for homes near transit options. With a proposed minimum of 15,000 square feet, only 39% of homeowners will be able to build standalone ALUs by right, leaving out 61% of homeowners.

[05:22:09] Requiring homeowners to navigate costly and time-consuming special permit and hearing processes discourages the very housing we need. Other existing zoning and code provisions for approval already address many of the concerns, such as lot coverage, that these restrictions are intended to provide. Nearby counties such as Loudoun and Montgomery counties and cities of Fairfax, Alexandria, Arlington, and Falls Church have no minimum lot sizes for detached ADUs and have not seen a proliferation of unchecked ADUs.

[05:22:35] Again, ALUs are an easy and more accessible solution to helping address the severe affordable housing shortage that we face with their small footprints but big potential for meaningful impact. 58% of ALU community service respondents were supportive of expanding opportunities for ALUs. Please prioritize our affordable housing needs by adopting a forward-looking ALU policy.

[05:22:54] Thank you for your consideration. We hope to have your support. Thank you very much. Our next speaker is Debbie Smith, followed by Christina Rice and then Josh Viverka. And if I've called your name, please come down. Good evening. I'm Debbie Smith, chair of the Mason District Council, testifying on behalf of our board and 14 civic associations across the county representing 36,772 homes who support our letter of ALU recommendations.

[05:23:26] Let me begin by making one thing clear. We are not opposed to accessory living units. We recognize their value in providing housing flexibility, but expanding housing options should not come at the expense of the character, livability, and stability of neighborhoods.

[05:23:43] Our concerns center on three essential safeguards, owner occupancy, additional off-street parking, and the administrative zoning permit. First, owner occupancy is compatible with virtually every

intended use of an ALU, whether providing housing for an aging parent, accommodating an adult child, making room for a caregiver, aging in place, or generating rental income.

[05:24:09] All of these uses can be accomplished with the property owner living in either the principal dwelling or the ALU. Owner occupancy does not prevent an ALU from providing additional housing. It simply requires the property owner to live on the property. That is a reasonable expectation when introducing a second dwelling into a single-family neighborhood.

[05:24:30] Notably, as you've heard, 65% of respondents to the county's own ALU survey supported retaining owner occupancy. That majority deserves serious attention. Nearby jurisdictions maintain owner occupancy requirements. This demonstrates that additional housing options and this important safeguard can coexist.

[05:24:51] And where exceptional circumstances arise, such as military deployment or the death of a homeowner, provisions can provide flexibility, as in Prince George's County, where they provide for a temporary suspension of occupancy. You can do this without eliminating the requirement altogether.

[05:25:09] Second, parking is one of the most immediate concerns for residents. Every ALU creates the potential for additional vehicles, yet the proposal will eliminate the requirement for additional off-street parking space. Where are the vehicles going to go? Eliminating the requirement does not eliminate the need for parking. It simply shifts that responsibility from the property owner to public streets and neighboring residents. You should not lose sight of the fact that interior ALUs already are permitted by right in nearly every single single-family detached house across the county. The vast majority of these neighborhoods are not

[05:25:45] transit-oriented. Removing the additional parking requirement could therefore intensify existing parking pressures in many communities. If property owners choose to introduce a second dwelling, that owner should also accept responsibility for accommodating its parking needs. That is a reasonable and proportionate requirement. Of note, Fairfax County requires the accessory use of short-term lodging, a use limited to 60 days per year to provide one designated off-street parking space for short-term occupancy guests.

[05:26:18] That should apply to ALUs as well, which provide a secondary dwelling for two residents on an ongoing basis. Third, the administrative zoning permit must be retained. The permit gives the county a mechanism to verify compliance and address violations.

[05:26:36] Removing it reduces oversight at precisely the time the county is proposing to expand ALU size, occupancy, and eligibility. Efficiency is important, but it should not come at the expense of accountability and enforceability. Finally, please consider the cumulative impact of these changes.

[05:26:56] Eliminating owner occupancy and additional parking, removing the administrative permit, and increasing occupancy are not isolated adjustments. Together, they increase the intensity of residential use while simultaneously removing the safeguards intended to manage impacts.

[05:27:13] Please don't sacrifice the long-term stability and livability of neighborhoods in pursuit of a housing policy that removes accountability and weakens neighborhood protections. Fairfax County can do better. We expect it to. ALU should remain an accessory use of a single-family property, not become a pathway to fundamentally changing the character of our single-family neighborhoods.

[05:27:37] thank you thank you next is christina rice to be followed by josh vavarka and then we'll have a phone call and then keith elliott good evening and thank you for the opportunity to speak tonight my name is christina rice i've been a realtor in northern virginia for over 23 years i specialize in new construction and land development i will also serve as the president of nvr in 2027. over the past two decades in fairfax county i've sold many new homes designed for multi-generational living that can look like homes built within law suites and elevator access

[05:28:17] which is pretty expensive or it can be a fully designed alu inside the home my family's company jda custom homes recently designed the first fairfax county permitted new construction alu within one of our new builds it was a process as a developer i can tell you that the need for both aging in place and multi-generational living is growing faster every day. The soaring cost of land in Fairfax County combined with record high interest rates has created the perfect storm that is keeping young homeowners out of the market and aging homeowners unable

[05:28:53] to bring caregivers into their homes that afford private living spaces. I actually sold a home about not quite a year ago for a family that I knew for 30 years. The father was in the house until he was 103. He lived in a split foyer. He couldn't get out of his own house for two years. His caregiver did everything for him. But the fact that he didn't feel like he had a way out, his only income, his only long-term income was his home, made him stuck. And he was living

[05:29:31] on an acre of property. Under this new law, if this potentially goes into law, he could have built an ALU very simply on the back part of his one acre that nobody would have seen from the street, and that could have gotten him in and out of his house without being stuck for years on end.

[05:29:49] Allowing homeowners to build detached ALUs that are within setback, height, lot coverage, and design requirements would provide these homeowners with the living situation they need, increase the value of these properties, and generate valuable tax dollars for the county.

[05:30:05] I encourage the board to remove the lot size restrictions for ALUs and to adopt the changes outlined in the Planning Commission's recommendation. Thank you for your consideration. Thank you. Next, we have Josh Viverka, followed by a phone call with Clayton Medford and then Keith Elliott.

[05:30:24] Good evening, Madam Chair, members of the board. I'm Josh Viverka, Vice President of Government Affairs with the Northern Virginia Association of Realtors. Roughly 13,000 members, realtors, real estate professionals across Northern Virginia.

[05:30:40] including 5,000 realtors here in Fairfax County, and they support expanding the use of accessory living units across the county. First, I want to thank the staff for the tremendous amount of work that they did in crafting this proposal and the outreach that they did.

[05:30:58] A great opportunity to work with them on crafting this, and it shows in the recommendations, and there's a lot to like in the amendment before you. You know, it removes the administrative permitting for buy-right dwellings, eliminates the renewal and recordation requirements.

[05:31:15] You know, those things really made what is a permanent accessory dwelling and accessory building the equivalent of a temporary use. And it was very problematic for our buyers and sellers for that. So that's something that we support. The recommendations also remove the additional on-site parking space.

[05:31:34] It's often not needed. Its unnecessary expense limits the number of lots that can utilize the accessory units and also causes unneeded environmental impact. So we also support that. And also the, you know, the Planning Commission recommendation allows the larger units.

[05:31:50] It raises the occupancy cap to four people. Together, those changes allow the AOUs to have the potential to be actually a real option for housing young families, multi-generations, aging parents, and more. And, you know, that's not just a talking point. I wanted to note that the recent National Association of Realtors' profile of homebuyers and sellers, and astounding across the country nationally, 14% of all homes sold were to folks seeking multi-generational homes to care for aging family, for a child who either never left home or came back,

[05:32:29] Or for just to split the cost so that they could, you know, split the cost for what we all know is very expensive homes. And so, you know, they're doing what an AOLU is designed to do. And the proposal that's in front of you would really allow them to do that while preserving more dignity, while having a separate living space, a little bit more privacy there.

[05:32:55] There's two major changes we're seeking in the proposal that's in front of you. The first is, you know, is a barrier to the construction and the use, and that is the owner occupancy. Coming from the realtors, this might seem a little bit counterintuitive as we are constantly, you know, seeking home ownership as our foundational search there.

[05:33:16] But owner occupancy really, you know, these things are hard to finance. They're hard to build. And the owner-occupancy limitation really severely limits who can build them. It really means only the wealthy can build them. They become a tool of the wealthy, so it ends up being a luxury add-on for folks.

[05:33:37] So changing that would really allow this to allow more people to be able to build them if it doesn't have to be owner-occupied. We also would love, I think most importantly, eliminating the arbitrary lot size limitation for the detached ALUs.

[05:33:55] No other jurisdiction in the region has a lot size limitation, and very few in the country actually place a restriction on the size of a lot that can have them. Allow the zoning ordinance to determine where these can fit. The location, the setbacks, the height, the design elements, all of those things are designed to do what you're already seeking to do.

[05:34:16] And those are to create a situation where these are fitting in the places where they should fit. They're aligning with the neighborhood where they should go. You know, yes, the special permit process exists, but for the vast majority of people, that special permit is a barrier to development.

[05:34:34] It's a de facto prohibition, actually. The time, the money, the uncertainty of the time of approval for that, it really, you know, keeps this from happening. Sheds, garages, workshops, they can all be built by right. But if you want to sleep in that building, then you would need a special permit.

[05:34:50] I'm not sure how that quite makes sense there. Frankly, I urge you to not be afraid of this issue. What we've seen with accessory living units across the country, this is not something that creates a ton of density.

[05:35:06] It's not something that changes character in neighborhoods. There are other issues that we'll look at and we want to talk about with you in the zoning and reform and everything that do have much more transformational changes there.

[05:35:17] Um, but accessory living units, you know, they, they are really a very small contributor to the overall housing equation, not a major contributor to density or major growth, but this is not just a housing issue. It's a property rights issue. Um, you know, we just want to see that, you know, everyone has access to the tool. The proposed 15,000 is better than 36,000. It's better than the two acres, but let's just eliminate the restriction overall, put this to bed and, and move on to a bigger and better issue.

[05:35:47] So, thank you.

[05:36:21] and retaining the talent that we all need to fill the jobs in the most high-growth sectors in Northern Virginia. We strongly support the adoption of the new accessory living units language for the zoning ordinance and support ALU's being allowed across the county without the need for approvals beyond the required permitting. Increasing the available supply of homes is the best way to address the housing crisis, but it's not an easy solution. The county is already working to unlock housing production as part of the work of the Housing Task Force, and we applaud you for your efforts. NVC has been engaging with our members this year to identify ways to unlock more private financing for the production and preservation of housing in Northern Virginia, and I look forward

[05:36:56] to sharing the results of that work once it's complete very soon. There's much work the public and private sectors can be doing and should be doing together to help working families in our region attain housing, and I'm encouraged that so many in our region are doing just that. More ALUs will help address the affordability crisis by expanding housing choices in established neighborhoods. When done right under reasonable conditions, ALUs can fit the scale and the character of the surrounding neighborhood. The complex and time-consuming process is not necessary under the criteria you are considering today. While we do support the amendment, we join some of the others that spoke tonight in asking to give strong consideration to removing the minimum lot size requirement, or at the very least, adopting the lower

[05:37:35] minimum size recommended by the Planning Commission. We believe the other conditions set by the building code in the zoning ordinance and in this amendment adequately protect The surrounding property owners in a lot size minimum is just not necessary, and eliminating it will allow ALUs on a significantly larger number of lots in all parts of the county so that every property owner with the desire and the means can address their family's needs and become part of the solution to our region's housing affordability crisis.

[05:37:59] In closing, in addition to all the benefits that ALUs can have for families that you've heard tonight in so many different situations, when ALUs are viewed as part of the larger effort that you're working on at the Housing Task Force, adding more housing to the region, ALUs should be seen as a contributor to economic growth. Thank you.

[05:38:19] Speaker number 12 is Keith Elliott to be followed by – well, we have a caller and then Speaker 14, Clyde Miller. Welcome, Mr. Elliott. Good evening, everybody. Thank you, Chairman and Supervisors, for allowing us to come and speak. I'm going to start off first by when I came in, I heard you guys talking about Redskin Drive.

[05:38:39] Thank you, Supervisor Alcorn, for trying to preserve my beloved football team. Unfortunately, that name is gone, and that team stinks. So at any rate, let me get to the point here for I oppose. I urge you guys to oppose these ALU zoning changes.

[05:38:55] Under the proposal, you're going to simultaneously increase ALU occupancy from two people to three or four. You're going to remove owner occupancy requirement. You're going to eliminate the requirement to provide a single parking space that is off the street.

[05:39:12] If you do the math, that's going to push all these cars and vehicles and people living in the property to park on neighborhood streets. Street parking is a documented traffic safety hazard in Fairfax County. It leads to over 12,000 crashes, and there's been 55 traffic deaths.

[05:39:29] When the residential streets are lined with parked cars, the two-way roads become narrow. They become single-lane bottlenecks, sight lines, driveways, intersections disappear. Children and pedestrians run into the street, get out of a vehicle, and God forbid they get hit.

[05:39:47] That's the things we're looking at. You have the increase with the Amazon trucks, FedEx trucks, and UPS trucks. You've got a lot of vehicles zipping down these roads to make deliveries. And let's face it, we had earlier this year with the school crossings, people are driving or distracted.

[05:40:05] So you're going to put more vehicles on the side of these roads, and it's going to cause potential circumstances for crashes and, God forbid, injuries to kids. At the same time, the county is working to improve pedestrian safety with bike lanes, which we like the lower neighborhood speed limits which we like that passing this ordinance is going to intentionally crowds the streets even more with more parked cars that have moved in the wrong direction and raises the risks for more accidents and potential deaths the proposed amendments will create significant financial and administrative burdens for the HOA we've

[05:40:43] heard a little bit about some of the HOA board members here already many of these HOA's have private roads and these restrictions and they have restrictions on street parking. These amendments could force the HOAs to choose between costly changes in their governing documents and changing those to costly potential lawsuits with parking on the streets. Why place this burden on these volunteer boards and homeowners? I've spoken before. You guys know I have a real estate background, and I'm kind of, you know, I'm against this, and I'm a realtor. You've heard from other realtors say they're all for it, but let's face it. I don't believe this makes it. You've heard the statements about being affordable. I don't

[05:41:21] think it makes it affordable. These will be sought after by people, and you're not going to increase the, you're not going to reduce the rental rates because people are going to want them. Lastly, just if you want to increase housing, just last statement, if you want to increase housing, why not make Fairfax County a place where people can call home? Call home by home ownership. I think you really need to start looking at reducing regulations, reducing the fees, so we can have developers come in and develop homes that are affordable for everybody to keep Fairfax County is a place to call home. Thank you guys for your time. God bless you all. Have a

[05:41:56] great evening. Thank you. Speaker number 13 is a caller. And Ms. Rahman, are you there? Welcome. Oh, I hear an echo. Maybe that's normal. Sorry. Good evening, Chairman McCain, members of the Board of Supervisors. My name is Anika, and I'm the Fairfax Director for Non-Originant Affordable Housing Alliance. We support modernizing Fairfax County's executive living unit regulations, and we urge you to vote yes tonight. Fairfax has severe shortage of housing and a growing affordable housing crisis. The 2026 Fairfax housing needs

[05:42:34] assessment found that the county must add between 41,000 and 95,000 new homes by 2035. To speak up with the growth and restore a healthy market meeting, we need to make that every tool we have

is utilized, and this means updating the ALU to become a real part of the solution.

[05:42:51] ALU adds home without public subsidy, without buying new land and without new roads or pipes, because they use lots and infrastructure we already have. Because they're small and built on land the family already owns, we tend to rent for less than other housing in the same neighborhood. For a teacher, a home health aide, or a young worker prized out of the county, that makes a tremendous difference.

[05:43:12] ALUs also help the families who build them. They let older residents age in place with the caregiver closed by. They give young people a way to stay in the community where they grew up, and the rental income helps homeowners manage rising costs. Instead of building barriers out of fear, we should be finding ways to help make ALU a viable housing option.

[05:43:30] We thank the Planning Commission for its unanimous 10-0 vote to recommend the staff proposal. We urge the board to adopt a list of key improvements. One, moving approvals and standard building permit review. Two, raising maximum occupancy to afford people. Three, ending the requirements for extra parking spaces.

[05:43:48] Four, ending ongoing permit renewals and land recidations. and five, allowing larger ALUs. There are major steps forward. However, three barriers remain in the draft that will limit ALUs in walkable neighborhoods near transit. We asked the board to adopt the three refinements tonight.

[05:44:05] So one, remove minimum lot size detached ALUs entirely. Second, allow interior ALUs in townhomes by right. And the third, fully remove the owner occupancy requirement by adopting option one.

[05:44:21] The board can pass an ALU policy that makes a real dent in our housing needs. Adopt a strong update from staff and planning commission. Remove the lost-sized townhouse and owner-optimistic barriers. And you will open up much needed housing towards the cost for the past county. Thank you for your leadership and your commitment to attainable housing.

[05:44:38] Thank you for your testimony. And we are on Speaker 14, Clyde Miller, to be followed by Michael Passante. Good evening. I'm Clyde Miller.

[05:44:54] It's easy to support increasing opportunities for ALUs. At the same time, let's recognize that in some cases, ALUs surely will crowd and cramp their neighbors and their neighborhoods. The risk of overstressing our neighborhoods should be mitigated by appropriate limitations in the zoning ordinance, in particular in the three areas that have been mentioned, owner occupancy, parking, and administrative permits for interior ALUs.

[05:45:25] ALUs double the number of independent living units allowed on a property. In some cases, the increased density surely will significantly diminish the quality of life for immediate neighbors. Having the owner on site would provide some assurance that residents on the property will better respect the neighborhood, and it would provide a responsible party on the property that neighbors could engage should issues arise.

[05:45:54] The requirement for the owner to live on the site should not be deleted. For example, currently detached ALUs require two acres and a special permit. The amendment would allow detached ALUs by right on all properties as small as a third of an acre.

[05:46:13] Having the owner on site would provide a layer of protection for the neighbors. Parking. The proposal to increase the occupancy from two to four people and at the same time to eliminate the additional parking space is not rational.

[05:46:34] in the context of the large number of our residential neighborhoods that are already over-parked. The requirement for one additional parking space should not be deleted. One valuable aspect of the administrative permits currently required for interior ALUs is they provide a publicly accessible record of how properties are allowed to be used.

[05:47:00] For example, resident complaints about boarding houses occupied by an excessive number of unrelated people are fairly common. The proposed interior ALUs would allow the number of unrelated occupants in a house to increase from four to eight, potentially compounding the problem.

[05:47:23] Neighbors have the right to be able to distinguish the homes that are legitimate ALUs from the boarding houses. The permits serve this purpose, and they are a trivial requirement to impose on a homeowner installing an apartment in his house.

[05:47:46] Administrative permits for interior ALUs should not be deleted from the ordinance. So, owner occupancy parking, administrative permits for interior ALUs. Let's have ALUs that respect our single-family neighborhoods.

[05:48:04] Thank you. Thank you. Our speaker number 15, speaker number 15 is Michael Passante. Welcome. Good afternoon, Chairman McKay and members of the board.

[05:48:21] My name is Michael Passante. I'm a Fairfax resident, an attorney, and the father of a daughter who's attending Fairfax public schools. I'm here to strongly support expanding accessory living units, but also to urge you to go further than the Planning Commission's recommendations.

[05:48:38] Fairfax County has a serious housing affordability problem. People can't afford to live here anymore, including teachers, police officers, firefighters, young professionals, retirees. I've had at least four conversations with families in my apartment building where I live, and they all have the same problem.

[05:48:57] They are trying to buy a single-family home within the same school district so their kids can go to the same school and they can't afford one. When I looked on the MLS less than a year ago, there were every single home listing in that school district was $1.7 million or more, except for one property, which was $1.3 million.

[05:49:19] And so these are not families asking for mansions. They'd be happy with a fixer-upper, but even the fixer-uppers are over a million dollars. And sadly, many of them have chosen the option now of just moving out of county. They're looking elsewhere because they can't afford it.

[05:49:36] So while we're spending considerable public resources at trying to address this problem, we're overlooking the simplest and least expensive solution, which is to allow property owners to create additional housing on land that's already developed. And that's a significant advantage given the budget situation with the county and the state and so many people losing jobs that this doesn't require public resources.

[05:49:58] So I urge the board to make three changes. One is to eliminate the 15,000-square-foot minimum lot size for detached ALUs. That excludes over 60% of the lots throughout Fairfax County from

being able to take advantage of any flexibility under this.

[05:50:17] And it also means that many of these smaller lots are actually near metros or other public transit where cars may not be needed. So it doesn't make a lot of sense that a homeowner with 14,000 square foot lot should be prohibited from creating a small backyard apartment while someone with 15,000 square feet can.

[05:50:35] The relevant question should be whether the unit meets reasonable setback, height, building coverage, stormwater, and safety requirements, not an arbitrary minimum lot size. And I went to the HUD Expo less than a year ago on the National Mall where they showed ALUs, and many of them are cute little cottages.

[05:50:53] There are all kinds of options available now. It's not just kind of unattractive ones, if you will. And second, eliminate the owner-occupancy requirement. I mean, we've allowed homeowners to rent their houses forever.

[05:51:09] I don't see a substantial difference between renting out one house or renting out two units. We're not talking about huge apartment buildings here. If your goal is to increase the housing supply, and we do need to increase the housing supply, then I think having that makes sense.

[05:51:26] And third is raise the occupancy limit. I think it discriminates against people who may have more children, and I think it should be determined by the character of the unit, not an arbitrary overall limit on that.

[05:51:45] I understand the concerns about parking neighborhood character and overcrowding, but I think those can be addressed through reasonable and forcible standards that apply regardless of who owns or occupies a property.

[05:52:01] The housing affordability is really a question of supply and demand. These ALUs won't solve the entire problem, but they're the most practical, incremental and fiscally responsible tool we have available to us. So I urge you to adopt the proposed reforms but strengthen them by eliminating those three requirements.

[05:52:20] Thank you. Thank you. Thank you for your testimony. Our next speaker is Kevon Mousavi, who is joining us by phone. Can you hear me okay? Yes, sir. Can you hear me? I can. Welcome. The floor is yours.

[05:52:35] Excellent. Good evening, Chairman McKay and members of the Board. My name is Kevon Mousavi, and I represent the Great Falls Citizens Association. At the Planning Commission hearing residents presented compelling concerns about neighborhood character infrastructure and oversight, our central question remains: why expand development before understanding whether our communities can support it?

[05:52:58] ALUs are already allowed. The proposed changes would allow detached ALUs by right on smaller lots, allow additional occupants or remove the additional parking requirements. In a wooded community, such as Great Falls, additional buildings and driveways can mean fewer trees, less ground to absorb rainfall, and more runoff reaching neighboring properties and streams. We believe this expansion could worsen flooding in an area that's already severely compromised. Its watershed is compromised. Residents are experiencing problems from existing by right construction.

[05:53:37] In discussions with county staff and experts, we've heard acknowledgments that current runoff protections are insufficient, yet we have not been provided with a coordinated study examining the combined effect of more construction on our watershed, tree canopy, groundwater, septic systems, and roads.

[05:53:58] Show us the evidence and the comprehensive studies regarding how this ordinance change will address our housing needs. and making housing more affordable. For ALUs to address the housing shortage, many ALUs must be built, which will severely impact the semi-rural character of our wonderful Great Falls.

[05:54:21] One size does not fit all. Reviewing each property separately does not tell us what happens when those changes accumulate across a community. Before expanding development, please show us that analysis.

[05:54:37] What work have zoning, health, stormwater, transportation, and environmental staff completed together as part of long-term planning? What evidence shows that our aquifers can support additional demand during drought?

[05:54:52] We understand the desire to provide more affordable housing, including through non-profits. But that goal should guide the county toward locations and housing approaches supported by infrastructure and enforceable affordability commitments.

[05:55:08] it should not become a reason to remove neighborhood protections without studying the consequences we appreciate the commission's recommendations to retain owner occupancy and ask you to preserve it along with parking requirements and meaningful permit oversight a report in 2028 will be useful but planning must come before expansion establish the baseline now assess the combined impact, and explain how existing problems will be addressed.

[05:55:40] Please preserve special permit review for detached ALUs in RE districts such as ours and defer broader expansion until that work is complete. We can pursue housing opportunities while protecting our neighborhoods. That requires coordinated planning before changing the rules.

[05:56:01] Thank you very much. Have a good evening. Thank you. And we are now on speaker number 17 and 18, if we could play their videos. Good evening, Chair and members of the board. My name is Mustafa Nahas, and I'm here. I'm the Fairfax lead for EMBs of North.

[05:56:17] I'm here to strongly support the Accessory Living Unit Amendment and to urge you to adopt the Planning Commission's recommendation. We know that Fairfax County is changing, our population is aging, our families are changing, and our housing costs are skyrocketing. ALUs are one of the most effective low-impact tools we have to add housing capacity in existing neighborhoods without changing their character.

[05:56:40] I want to thank the Planning Commission for their hard work on this. They listened to the community and made significant progress. They lowered the minimum lot size for detached ALUs from the staff's proposed 36,000 square feet down to 15,000 square feet.

[05:56:56] This is a huge win. It means that instead of just 14% of single-family lots being eligible in Fairfax County, many more homeowners will now have the freedom to build an A-Hallium. The

Commission also raised the occupancy limit to four people and removed the unnecessary renewal requirements. This is a smart policy.

[05:57:16] However, we're here to ask you to go further. The current two-acre minimum is far too restrictive, leaving only about 5% of lots eligible. Even with the commission's 15,000 square foot threshold, we're still leaving the housing on the table.

[05:57:32] We urge you to remove the minimum lot size for detached ALUs altogether. Every remaining requirement, including owner occupancy, is a reason a family decides not to bend. We need to make it as easy as possible for residents to house aging parents, adults, children, caregivers, and renters.

[05:57:51] Neighboring jurisdictions like Arlington and Alexandria already allow ALUs by right. Fairfax should not be the outliner. Please adopt the Commission's recommendation and go further by removing the lot size requirement. Finally, we support the Commission's follow-up request to track constructed ALUs by 2028.

[05:58:13] We need data to see what works, but we also need homes now. Please vote to expand housing options in our neighborhoods. Thank you. Thank you. And speaker number, that was speaker 17. This is speaker 18. As somebody who grew up with a happy childhood in Fairfax County, I dream of being able to raise my family in my own house in my hometown.

[05:58:34] I say dream, but I think fantasize might be a better word because that dream feels completely unattainable right now. It now takes an average of 16 years to save up for enough for a down payment for a home. At this rate, my daughter will be able to play in her backyard when she's 18.

[05:58:51] There have been multiple times we've seriously considered looking into whether or not we should even live in the county I was raised in. As the recent electoral beatdown has shown, many current elected officials do not seem to understand just how big of a problem this is.

[05:59:09] Right now, 78% of the land is zoned exclusively for single-family detached homes, which means there are limited options even if a person would prefer a different type of home. But in order to buy a single-family home in Fairfax County, you basically have to be a millionaire.

[05:59:29] ALU construction is generally seen as the fastest way to increase housing stock. Thankfully, the Planning Commission made some positive changes to the overly restrictive draft that was originally put forth. However, this is still too restrictive, and we really should fall in line with the new state law.

[05:59:48] Specifically, you need to remove all lot size restrictions, remove owner occupancy requirements, and permit interior ALUs inside townhomes. In the past, state legislators have deferred to local officials on issues of land use and zoning.

[06:00:07] But those days are gone, and Richmond has shown much greater appetite for delving into local land use. This past session, the legislature threw you a bone by allowing you to set your own ALU restrictions. It is very well known that the board is very interested in maintaining local control as much as possible, but you guys are really pushing your luck.

[06:00:30] If you're too restrictive on ALU's next legislative session, they won't be quite as nice. Speaker number, we are on speaker number 19, who has signed up on my signup sheet, Michelle Breslin, are you here?

[06:00:47] And if you're wishing to testify on this specific item and have not signed up yet, please come in, sign up with the clerk down here on the right. We have you, Michelle. But if anyone else after you would like to testify, please sign in with the clerk to my right, to your left. Welcome. Welcome. Thank you for allowing me to speak on this behalf. If this amendment is passed, what policies and procedures are going to be in place to ensure that the ADUs do not impact the overall living standards of a single community? What happens if 50% of a community wants to build and ADUs, which would increase the overall population of a community, which would impact

[06:01:23] the services of the community, such as schools, sanitation, and other safety measures, such as trash and cars. Additional cars need to go somewhere. Most additional cars are parked on public streets. Most neighborhood streets are already crowded with cars parked on both sides and making streets difficult to traverse.

[06:01:43] The staff assessment concluded that ADUs would not impact safety services, but additional adults and children living in these additional units does increase the overall population, and it does impact the population in that community without it being accounted for in the county and or accounted for in the comprehensive improvement plans.

[06:02:07] While what will also prohibit corporations from purchasing these homes and then building ADUs for turning them into profits and rentals? We have already seen homes being turned into multi-room rentals and causing community transit problems and turning single-family neighborhoods into multi-tenants.

[06:02:24] Looking at the Greenbrier House that does not fit within that community and what impact that had on this neighborhood, that will only continue. Additionally, as pointed out, how will HOA laws be impacted and ensure that the neighborhoods will be preserved? What conflicts will that preserve?

[06:02:41] And who will pay for those conflicts? Please ensure there are safeguards and policies and procedures in place to protect the future of these neighborhoods. ALUs for family preservation, living together, is one thing, but it being built and used for rentals with no familiar connection is a total another different unit.

[06:03:02] Families living together who are related is one thing, but families with multi-tenant and multi-events is a totally different thing. That's called rental properties. Thank you. Thank you. And that is the end of my speakers who have signed up in advance. Let me ask at this time if there's anyone else in the auditorium that wishes to speak on this specific matter. This is a public hearing. Anyone who wishes to speak? Seeing and hearing no one, let me ask the clerk if we have any callers.

[06:03:31] We do have one caller, Becca Dietert, with the Coalition for Smarter Growth. Okay. Can you hear me okay? Yes. Can you hear me? We can. Welcome. The floor is yours. Thank you so much. Good evening, Chairman McKay and members of the board. My name is Becca Dietert. I'm speaking today to support modernizing Fairfax County's Accessory Living Unit regulations with key recommendations.

[06:03:53] In light of the severe and growing need for housing solutions in Fairfax County, having a functional ALU policy that meets best practices and matches our neighbors is a basic and necessary step we must take. I grew up in Nashville, Tennessee, where accessory homes or granny flats are very common.

[06:04:08] When one of my childhood friends moved to Fairfax to work as a librarian for GMU, she told me she hoped she would be able to find a backyard cottage to rent with her first apartment. I had to break

the news that they are also incredibly rare here. This was surprising because we never saw them as unusual growing up.

[06:04:27] I lived in a family farm in Los Angeles so I could work and save money for college, and my nephew is currently doing the same. Many of our neighbors had them, and we simply didn't notice. ALUs are an incredibly practical housing solution that most major jurisdictions have already recognized and substantively adopted.

[06:04:46] This is an opportunity for Fairfax County to join its peers in doing so. I want to thank the Planning Commission for their unanimous vote to streamline approvals, eliminate parking mandates and permit renewals, and allow larger occupancy limits. I urge you to adopt these updates and to take the necessary steps further to ensure ALUs can be a real housing solution in our most walkable, transit-connected neighborhoods.

[06:05:07] First, I urge you to eliminate minimum lot sizes for detached ALUs entirely. This is both an unnecessary and an unusual policy that disproportionately shuts out homeowners with smaller transit accessible lots. As one of the first major policy updates in the county's housing action plan, the inclusion of this atypical restriction would directly contradict the goals and priorities set forth by the housing task force.

[06:05:31] Second, please allow interior ALUs and townhomes by right. We have many townhome communities within walking distance of our metro stations, and allowing interior ALUs in them is a straightforward way to increase access to transit-oriented living. Third, adopt option one to fully eliminate owner-occupancy requirements, which create unnecessary barriers for homeowners and can complicate the financing of ALUs.

[06:05:53] By removing these final hurdles, this policy update would demonstrate a real step forward in Fairfax County's commitment to addressing its housing needs. Please do not let this opportunity go to waste. Thank you. thank you let me ask if we have any additional call no additional call there are no additional callers at this time let me ask staff for their closing comments and a recommendation thank you the Planning Commission held a public hearing on October 29th and then on December 4th recommended approval of the proposed amendment with the revisions as listed in the board item and as

[06:06:29] previously noted staff also recommends approval of the proposed amendment with the text as shown in the staff report. Thank you. Thank you for that. At this time, questions from board members. Supervisor Beerman. So first question, how many non-family members can currently rent a room in a single-family home? So currently the ordinance allows four unrelated people to live in a single-family home. They may also ask for an accessory living unit, so that would bring the

[06:07:03] total to six. So two in the ALU and four in the principal dwelling. So under current policy, you could still rent out your single family home to people who are not members of your family? That's correct. Yes. Second question. So the last time I think we, when we started with the ALU ordinance, that was around 2021. Do you know how many countywide ALUs have been approved under the current regime? We have a slide that it's a little bit outdated, but maybe they can pull it up. So as

[06:07:40] of in the time frame since adoption of the additional regulations, and then through October 31st, 2025, as you can see listed out, we had 203 approved by administrative permit and 24 by special

permit. Wow, that's really not very many, is it? It's a big county. Yeah. Okay. I asked this question at a committee hearing, but I want to ask it again, given some of the public testimony

[06:08:17] and questions about, you know, whether or not we had proven that the county could handle this, especially in the case of an area like my part of the county, Great Falls, which is more semi-rural. Are our proposal and the proposal for the changes that we are making, are they more or less restrictive than, say, Montgomery County and Potomac, Maryland, which is also a similar area to Great Falls? So we also have a slide on that, if we could put that slide up.

[06:08:57] You will see that we do still have, we're probably the only jurisdiction that does still have a minimum lot size, so we're more restrictive in that regard. And then in terms of Montgomery County, they do require an owner to live on the property as well. But if you can see on the slide, there's a couple of comparisons there. Okay. Thank you. I just wanted to ask those questions related to how we are predicting what the impact of making some of these changes might be. Thank

[06:09:31] you. Thank you. Supervisor Harity. Yeah, if I could, could you just walk through the process and ALU would have to go through with respect to well and septic? Sure. So it's with the well and septic and a lot of the other construction related issues. The current procedures and permit requirements that the county has will continue to apply. And so we spoke with staff on the well and septic and the health department and if you're adding a bedroom so whether it's

[06:10:10] for an alu or not that building permit is reviewed by the health department to determine if the well or septic capacity is sufficient and they have determined as part of their review that it's not the kitchen it's really the bedrooms that are driving that capacity question and so they are already doing those reviews and they would continue to do them. Is there a cumulative look at the impact of the neighborhood or is it just lot by lot? I don't fully know to tell the truth.

[06:10:45] I believe it's just lot by lot. That's all for questions. Okay. Supervisor Pouching. Thank you, Mr. Chairman. If you could go back to that slide, please. I think you answered my first question, but how many of our neighboring jurisdictions have a minimum lot size requirement for detached ALUs?

[06:11:06] None of the ones that we researched have won. Okay, that's what I thought. Thank you. And a question to come up about other ways to ensure, right, the impact, minimizing the impact. Can you just briefly explain to us what requirements are still in place for any ALUs?

[06:11:25] Sure. So a detached ALU is going to have to meet all of the setback requirements, maximum building height, rear setback coverage. So we do still have other standards that are going to kick in. as well as the limitations that apply to all ALUs, including maximum bedroom size, square footage size, and percentages related to the principal dwelling.

[06:11:44] So we do have a number of requirements that will still apply. If I could just also add to that, the homes that under the amendment would be allowed to have a detached ALU by right, they can also currently have an interior ALU.

[06:12:00] So they could expand their principal dwelling. And so having a detached structure does not necessarily mean more impervious surface than expanding the principal house, because it could be expanded to fill the setback, you know, the building restriction line that's already possible.

[06:12:20] I actually wasn't asking that question, but I think you've made another point that's clear that's currently by right. And I think homes were brought up that can be much larger by right without any permission. And we're seeing quite a few teardowns, like mansions being built around the county.

[06:12:37] And those continue to be by right. Is that correct? Okay. And they do not have requirements to be accessible to more families. Okay. Another question, and this is critical to me because not only my neighborhood, but a lot of Providence has quite small lots. And so I believe you said for your proposed 36,000 square feet, that is 14% of the county properties would be eligible under that.

[06:13:04] And if we move it down to 15,000 square feet, which is slightly more than a third of an acre, because we think acres, remind me that it's 42%, so only 42% of the county would be eligible if we move it down to 15,000 square feet, and that's without needing a permit.

[06:13:21] Correct. And then if we were to go to a quarter acre, 10,500, what percent of the county would be eligible at that point? I have 73%. I don't know. Yes, that would be correct.

[06:13:37] And I appreciate that. But then those that are not, if you can clarify for us, even if a property is not eligible, at what point can they apply for an administrative permit in the new proposal versus having to go to special permit?

[06:13:54] So for the detached ALUs, the way that it's currently drafted, the $36,000 would be the threshold, and then anything less than that would require a special permit. So they would go to the Board of Zoning Appeals for that special permit approval. And so if we were to lower it, anything below that, again, would have to go through the Board of Zoning Appeals for special permit.

[06:14:15] That's correct, yes. Okay. Thank you. And then one final question. I think you shared this with us, but do you have results of the community input sessions and what support there was for reducing minimum lot size or eliminating it altogether?

[06:14:34] I apologize. We'll find that. Let me ask a different question. I believe we are exempt from the new state law because we already have an ordinance. If we did not have an ordinance, what would be the requirements under the new state law?

[06:14:55] Let's start with minimum lot size and occupancy. I think we're on a slide that might be useful for that. With the state legislation, it would actually allow an ALU in with a single family detached and a townhouse unit and localities are only allowed to require an administrative permit so we wouldn't be able to have a

[06:15:30] special permit but we would have to have an administrative permit okay okay thank you okay other questions other questions from the board okay seeing and hearing none at this time I will now close the public hearing and recognize Vice Chair Smith for a motion. Mr. Chairman, since the hour is so late, I'm only going to make one comment and thank Carmen and Casey for all of their work on this. I know they did a lot of work and outreach, so thank you very much. Mr. Chairman, I move that the Board of Supervisors adopt the

[06:16:08] proposed zoning ordinance amendment for accessory living units as set forth in the staff report dated September 29, 2026, with the staff recommended options except for the following revisions to subsection 4102.7 point B. 1. Retain subsection 2 to read as shown in option 2 of the staff report. Either the accessory living unit or the principal dwelling unit must be owner-occupied at the time an accessory living

unit is established. 2. Retain subsection 10 to read as shown in option 2 of the staff report. The property must provide the number of on-site parking spaces required for

[06:16:48] the principal dwelling unit as specified in Article 6, and revise Table 6100.2 to delete the additional parking requirement for an ALU. Three, revise subsection 13B to read, detached on a lot that is a minimum of 15,000 square feet in size, and revise subsection 15A1 to read, a detached structure on a lot less than 15,000 square feet or.

[06:17:17] I further move that the amendment become effective at 1201 a.m. November 18, 2026. You've heard the motion. I will second the motion along with Supervisor Bierman. Discussion on the motion. Supervisor Bierman.

[06:17:32] Thank you, Mr. Chairman. I think that this is the product of input from the community, several worthy compromises, and reflects an all-of-the-above approach to housing and tries to expand the opportunities that we have for that in our community. I also think that ALUs really can be extremely beneficial in certain situations for the parents who want to live near their grandkids, for the young couple that's just

[06:18:07] starting out, for, as was said earlier, a situation where you have a disabled adult and you need extra of help around. So I think that this is a worthy step forward, and I'm happy to support it. Thank you. Thank you, Supervisor Bierman, Supervisor Herity. Yeah, I'm the hours late, so I put my thoughts in a newsletter, so I'm not going to belabor all the issues. I mean, it's a difficult balance, the need for solutions and the need to protect our suburban neighborhoods. That's what

[06:18:43] we're trying to do here. And once it's gone, you can't go back. My big concern is that we can't restrict the overall impact on a given neighborhood or a block. Because once you allow them, you allow them for everyone. You know, if even half the lots opt for an AOU, you've got significant impacts to neighborhoods.

[06:19:06] History has shown, fortunately-- and thank you, Supervisor Behrman, for the question-- that that doesn't typically happen where you get them on half the lots. I don't like all of this, but I'm willing to give it a try.

[06:19:21] And let's walk down the road. We can always, if things start getting out of control, we can always come back and revisit it later. And I would expect that we would revisit it later if they do. So I will be semi-reluctantly supporting the amendment because it doesn't have everything that I like in it.

[06:19:39] But it's got, I think it's a step that we need to take. Supervisor Palchik. Thank you. Well, I agree with Supervisor Herity on that last point. I will semi-reluctantly agree with this.

[06:19:55] I do think it's important to understand there's no single answer to our housing shortage or crisis. But everything we do every little bit helps, especially ensuring that there is a possibility for families, adults to age in place, for children and grandchildren.

[06:20:11] It's an economic development issue, as we heard. I mean, 30 to 50-year-olds are leaving the county. And unless we make room for families, for children and grandchildren to be able to live in this county without having to pay upwards of a million dollars for a home. We will continue to face this crisis to more than a tipping point, which is where we are now. So I personally would have gone further, but I would agree that we can come back not only if there's a crisis we've gone too far, I reckon we also come

back if we realize that we're still only getting a few hundred units a year, which we know won't even scratch the surface on those

[06:20:47] needs. I recently visited new flats that were built, 17 workforce units. They had a wait list. hundred people showed up on the first day for those units. So we know that there's a need. We know there's a market. These are families with young children who want to be able to live closer to where they work so they don't have to commute hours and hours and be away from their families and their community. So I appreciate it. I think there are some areas where we could have gone further, but I appreciate that there is also the ability to revisit and to continue to monitor this.

[06:21:20] And thank you to the staff. I know this was tough. I know we didn't always agree, but I appreciate you sharing the data with ourselves, but also with the community, because we need to make sure that we are making decisions on facts and not on conjecture. So very much appreciate that and appreciate Supervisor Smith for leading this. Thank you, Supervisor Pouchek, Supervisor Stort.

[06:21:43] Thank you, Mr. Chairman. I've had extensive conversations, not only with my community and with individual members of the board, and I absolutely support the concept of what we're trying to do. I think on the interior ALU side, I think we're pretty much in agreement, alignment.

[06:22:05] The challenge that I have in general is the detached ALUs and their impact on the community, the look and feel of the community. And I think that's, for me, a step too far, especially when you put that into the huge investment that we're making along Richmond Highway and our other transit occupancy, our transit-oriented development corridors. Those are really huge developments, huge efforts that we're making to try to concentrate density and growth where the traffic and the transit can support it. And I see, yes, I know there aren't too many of these at this

[06:22:44] point in time, but when you lower the property, lower the lot size requirements as we've done here, you now pretty much put, I don't know what the percentage is, but it's a very high percentage of properties. When you go to about a third of an acre from two acres, that's just in my mind too far. I was willing to do something less than that. And Supervisor Smith and Vice Chair Smith is looking at it because we've had this conversation multiple times. But to me, it's a step further than we need to or should go at this point in time. I think we can accommodate the aging in place

[06:23:21] and the adult support and with lot sizes that don't go quite this far and or interior ALUs that don't have quite the same impact on our communities. So for me, it's the smartest growth at this point in time is focusing on where our transit is right now and continuing to build and grow that.

[06:23:41] We have hundreds of acres along Richmond Highway that are there for that purpose. We have an opportunity to do more by just reducing the standards a little bit. And the best way to do that is more incrementally and seeing how that takes and how the community is engaged with that.

[06:24:03] And at this point in time, I share my community's perspective that it's just a step too far with where we are. Thank you. Thank you. Supervisor Alcorn. Thank you, Mr. Chairman. A couple quick comments. First of all, I want to thank everybody that came out and spoke today on all sides.

[06:24:22] One comment in particular that really resonated was from the Northern Virginia Association of Realtors. And looking at the data, I agree that this is, to me, more of a property rights question than a housing question.

[06:24:39] Just the impact here is significant for individuals and for families, individual property owners, but I don't see the macro impact in a significant way.

[06:24:54] I do think we need to, and I know we are, going to continue to monitor all this and make sure that it doesn't get too far ahead of and affecting in any way significantly communities that could be affected by this.

[06:25:13] But I am starting to see in Hunter Mill some of the communities where there are not covenants, seeing more teardowns. And I would call them McMansions, as Supervisor Paul Cech said, too, coming in. And this little bit of additional flexibility may reduce that.

[06:25:33] And I think where we would see that, it helps maintain the character of the community. So I will be supporting it. Thank you. Thank you, Supervisor Alcorn, Supervisor Lusk. Thank you, Mr. Chairman. And I'll say I'm also going to support this and acknowledge that it might not be perfect, but we can see that our current policy is not delivering the number of units that we need.

[06:25:57] I think about my own daughter, who is currently living in my basement, and I'm glad I have the opportunity to do that for her. Many of her friends don't have that option. And it's testament that we're educating our kids in our public school, and they're not able to necessarily stay in our community.

[06:26:22] We're making a significant investment in their education with the intent. And I'll say, I think it would be great for us to keep as many of those young people in our community, but many of them can't afford to live here. So we've got to figure out some solutions to that.

[06:26:40] And I think Dahlia was making that point earlier about the number of folks who are leaving our community. But I would say those that we've made a significant investment in, we want to keep them in our community. And I'd make the point, too, that based on what Supervisor Herity was saying, we have the opportunity to review this over time.

[06:27:08] And I think we're going to see how things work. And if we see that there's a problem, then we'll make alterations, we'll make changes. And I'll just throw something out, which I'm sure I'm going to probably get a little pushback. I look at the size of our townhomes in Fairfax County, and many of those townhomes are larger than our single families.

[06:27:34] We have four-story townhomes that are approaching 3,000-plus square feet. and we're saying in these townhomes, we cannot put an ALU. So I would make the argument that we need to look at this issue at some future point as well, putting a marker out there because there's space.

[06:27:59] There's definitely space that could accommodate that in the future. So with that, I'll conclude my remarks, and we'll be supporting the motion. Thank you. Thank you, Supervisor Lusk, and I, too, am going to support the motion. I first want to thank Supervisor Smith for her work on this and outreach to all the board members and staff for their work and all the community input.

[06:28:21] I will say we're here at this point because when we started allowing ALUs, we were very restrictive to a point where we just weren't getting the production, as was mentioned before. And I just want to reiterate a point that was mentioned earlier, is that we all know that affordable housing issues are real.

[06:28:40] And the only way to address them is to have every possible tool in our toolbox. And so this issue alone may not move the needle significantly, but combined with the other efforts that we are

working on as a board, I believe we can make a difference. And I am very sensitive to the comments about our young people.

[06:29:00] You know, I will just close by saying every time I talk to a high school government class, I look in the room and think to myself, How many kids in this class that are getting ready to graduate from FCPS are going to be able to afford to live in the community that raised them? And increasingly, that's about none in a lot of these situations.

[06:29:20] And so this is a crisis. It's an economic and moral crisis. And I think this moving the needle in an affirmative way here today, I think, is a step in the right direction. I do think some good, proper precautions are in here. And as was mentioned before also, this is something that we can return to.

[06:29:40] I think a lot of people don't understand this, but our zoning ordinance is a living document. It is a living document for a reason. It is meant to respond to community needs. And as communities and challenges change, it is not wrong to go back to that living document and update it and modernize it to meet the needs that our community have at the time.

[06:30:01] And that's really what this is about. I think in a balanced way. And so I appreciate the input and will also support The motion with that being said all those in favor, please say aye aye any opposed Any abstentions and that motion passes nine to one Supervisor Stork voting in the negative and with that We're going to move on to our last public hearing of the day which is public comment and a few rules about public comment the board will hear

[06:30:38] public comment on any issue except issues under litigation issues that have been scheduled before for a public hearing before the board and personnel matters and our comments regarding specific individuals speakers must register in advance and each speaker is given three minutes for their remarks a maximum of ten speakers may address the board during any public comment period and speakers may address the board once during a six-month period.

[06:31:03] I am going to call folks. If we have conversations, we need to take them out of the auditorium so that everyone can hear. I am going to call the speakers in the speakers list order that I have.

[06:31:19] If I call your name, please come down close to be able to testify. Speaker number one is Genevieve Frost. Is Genevieve Frost here? Genevieve Frost, are you here? I have not either, so I don't see Genevieve Frost.

[06:31:36] How about Robin Mathewman? You are here, Robin, and Colin Ford will be following you, and Matt Lofgren will be speaker number four. If I called your name, please make your way down here close so that we can hear you when it's your turn, and we are on speaker number two, Robin Mathewman.

[06:31:54] Welcome. Thank you. ICE is using the data collected by flock cameras in Fairfax County to abduct thousands of immigrant neighbors. They're doing this because the federal government has set quotas, and they've increased them recently. They deprive millions of people of legal status. They're ignoring laws and judicial orders every day, and they want to deport 10 million people. This is called ethnic cleansing.

[06:32:25] It is repugnant. None of our neighbors deserve it, and we should all be united against it. What happens after each Fairfax abduction? Detainees are stuck in holding rooms in Chantilly without beds and bathrooms, often without food and water.

[06:32:43] People are denied bond, sent to private prisons with no medical care, terrible food, broken air conditioning, sometimes working for 25 cents an hour. Many are dying. Others are spirited away. I just heard about one person that was sent to Laos.

[06:33:00] Meanwhile, friends and families have to find them and their belongings, like the man who was dragged away when he parked next to a flat camera in a 7-Eleven parking lot right down the street from my house. The families are drowning in trying to pay the rent and the utilities and the legal fees after their loved ones are abducted.

[06:33:22] Many of us spend our days trying to get them food and diapers to survive. Every child I know is traumatized because their parents or their friends are so much at risk. ICE hangs out at their apartment parking lots next to flock cameras at the bus stops and near the schools.

[06:33:47] These sadists are sending Afghan war allies to certain death by the Taliban. And they're sending Iranian dissidents just last week back to Iran. Faith leaders like my rabbi keep calling on us to visuals for the disappeared, asking us to speak out and remember.

[06:34:08] I've gone to four this month. I'm asked to go to another one tomorrow. And the horrors keep mounting. The police department here, with its once vaunted trust policy, is clinging to its use of ALPRs and the belief that they solve crime.

[06:34:25] But the hard truth, really, is that most criminality in our otherwise wonderful and safe county is coming from our federal government. It is wrong and it's heartless to turn a blind eye.

[06:34:40] We all have a role to play to reign in this abomination. Congress must step in. There are moves that need to be made by the Commonwealth. But local government has its responsibilities, too. The Board of Supervisors, please, should ban the use of ALPRs, just like Arlington, Alexandria, Harrisonburg, Charlottesville, and our own school board.

[06:35:04] One more sentence. I believe you understand the urgency. I really do. And I believe you understand the need to protect all your constituents. So please, let's get it done now and put Fairfax County on the right side of history.

[06:35:20] Thank you. Thank you. Thank you for your testimony. Speaker number three is Colin Ford, to be followed by Matt Lofgren and Mia A. If I called your name, please come on down closer so that it's your turn to testify.

[06:35:37] There are seats right down here in the front. Welcome. Good evening, Chairman McKay and other board members. My name is Colin Ford. I'm a U.S. Army veteran and retired federal manager, and I live in Reston. I'm a reluctant activist, but we live in a moment where it makes it difficult not to be won.

[06:35:54] First, I want to thank the four members of this board who voted no this morning, And I want to strongly urge the Board of Supervisors to cease use and remove all automated license plate readers from Fairfax County and further to prohibit the procurement, installation, maintenance, and operation of ALPRs from any vendor who manufactures or sells them and terminate any current or future contracts.

[06:36:16] ALPRs violate our privacy and civil liberties, and they are being used in racist and misogynistic ways. ALPR deployments disproportionately target our black and brown neighbors. ALPR system errors, misuse, and abuse have been prevalent and well-documented.

[06:36:32] While I am certainly not accusing FCPD of anything, ALPRs have been used around the country to stalk women, children, and intimate partners by law enforcement officials at all levels, to include chiefs of police and sheriffs. ALPRs upload between 2 and 20 billion scans per month with a 10% error rate.

[06:36:53] This is at minimum 200 million mistakes per month. One incident involves a family of five, two adults and three small children, pulled out of a minivan, zip-tied, and thrown to the ground at gunpoint because of a crime committed by someone else in another state. In other cases, people have been wrongfully accused and incarcerated, severely injured, and even permanently disabled.

[06:37:16] Despite local regulations, most ALPR contracts have backdoors these companies and other nefarious actors take advantage of. In one contract boilerplate, for example, the company is granted royalty-free access to data in perpetuity for machine learning and system updates.

[06:37:34] This means that if a particular county or state says the data must be expunged after 7 to 21 days, it might not be. The company could keep it live and hackable for as long as they want. Also, we've very recently seen instances where these machine learning experiments go off the rails.

[06:37:51] Data is currency, and one of the most desired and valuable pieces of data is real-time location information. Not only is Fairfax County giving away the most valuable pieces of our data without our consent, you're actually paying companies to take it.

[06:38:07] ALPRs are being sold to you by companies that are funded by questionable tech bros. These are the same far-right oligarchs who reportedly tried to negatively impact the No Kings Vote early initiative, attempted to swing the recent Brazilian election, stole our personal data from the federal government, and have touted the lunatic Yarvin narrative that rather than a small-D democratic government, we should be ruled by a CEO like a company.

[06:38:33] They want to create a dystopian system using seamless surveillance nationwide. Proponents of ALPRs claim they make us safer, but studies show that isn't necessarily true, and they are part of what's eroding community trust in government. I ask that you follow the lead of other communities in Virginia, like Arlington and Alexandria, and protect the people you represent.

[06:38:55] Please remove these systems from our county. Thank you. Thank you. Speaker number four is Matthew Lofgren. Welcome. Hi. My name is Matthew Lofgren. I'm here representing Herndon Friends meeting, a Quaker meeting, to oppose automated legislate readers.

[06:39:15] So bear with me. I had a very different public comment speech prepared up until last night, which is when I learned about the board matter, which I wish I had known about earlier, to be quite honest. So to talk about it briefly, this board matter will mean that all Fairfax County residents and commuters will continue to have their plates scanned by an AI surveillance software with a high rate of misreads, resulting in life-threatening traffic stops, which other police departments across the country, including LAPD, have removed because of these misreads.

[06:39:45] And as a person who works as a software developer and a big nerd, I self-host a lot of my web services. And the notion that Fairfax County is self-hosting its own ALPR data on its own servers is going to solve everything doesn't make a lot of sense to me.

[06:40:03] Flock Safety is a big tech company. And the idea that our IT security is going to be better than theirs when their data has already been hacked because it is so valuable to hackers is pretty laughable to me. I'm also curious why no one from the board reached out to our group, Defalk Fairfax, about this board matter.

[06:40:22] If we were just a few disgruntled citizens, I'd understand. But together, your offices have received nearly 10,000 emails from other constituents of yours who support what we have been advocating for, a full ban on ALPRs.

[06:40:41] Excuse me. Your role is to serve the people of Fairfax County. Your constituents hate ALPRs. Yes, Chairman McKay, a majority of them do. Just look at the Herndon Town Council race. There was a crowded field of 12 candidates vying for six seats.

[06:40:59] Four of them were staunchly anti-ALPR. All four anti-ALPR candidates won. Most people I speak to in my community outreach circles, in churches, at farmer's markets, already know about ALPRs, already want them gone. The people who don't know about them are shocked to learn about their existence.

[06:41:17] These cameras sound like something out of an evil tech company, not something paid for and voted on by your local county government. And the idea that these cameras are going to magically solve tons of crime, honestly, it sounds like gaslighting.

[06:41:36] We were all here three years ago before the cameras were here, and it wasn't anarchy. It wasn't the Wild West. It was normal. Normal police work solved normal cases. And Supervisor Lusk, please don't argue that these cameras help marginalized communities when groups like the NAACP, CASA, ACLU of Virginia have all called for an outright ban on the cameras because they hurt the marginalized people that these groups advocate for.

[06:42:06] Herndon overwhelmingly voted for anti-LPR candidates. Arlington, Alexandria, and over 35 other Virginia municipalities have canceled or suspended their contracts. In the last election cycle, there was a nationwide revolt against AI data centers, big tech billionaires, and ISIS surveillance. The people don't want this.

[06:42:23] And if they get more of the same, that electoral energy will come against board members who choose to ignore their constituents. Thank you. Thank you. Figure number five is Mia, to be followed by Stephen Roberson. Is Stephen Roberson here?

[06:42:39] Okay. If you can please come on down, and Sumia Gibral, please come on down. You're Mia. Yes. Welcome. Okay, first off, I want to say great job on your performance this morning, Chairman McKay. You deserve an award for acting.

[06:42:56] I almost believed you when you said that you cared about the community. I'm impressed that you said that these regulations are the best privacy protections you could possibly put in place with a straight face. But these are lies. The best privacy protections is to ban ALPRs.

[06:43:11] It was quite bold of you to say that the police don't surveil the community when they are literally using AI surveillance technology. What a master class in gaslighting and manipulation. Supervisor Lusk, you've ignored our request to meet, yet you've said that vulnerable communities are asking for this tech.

[06:43:27] Really, I'd love to know who that is. The Fairfax NAACP, ACLU of Virginia, CASA, and any immigrant that I talk to wants them taken down. The only people who want ALPRs are cops, but it's hard to hear your constituents when you only listen to Major Bull.

[06:43:43] I get it. Getting to watch where people go all day every day from behind a screen is easier than actually doing your job. There's a reason it's called Netflix for Stalkers. So for two years, Flock has been signing data storage and processing contracts with companies other than Amazon, including shipping 200 terabytes to the company Snowflake.

[06:44:01] The only reason we know about this is through marketing, not any government transparency efforts. And this will be true for every vendor in existence. Retention restrictions or guardrails do not stop third-party vendors from accessing the data. They are simply an excuse to keep placating the public while avoiding real action.

[06:44:20] You are failing us as leaders. Alexandria ended their plot contract. There are reports that the cameras are still active. How is this possible if their police department controls their data like FCPD controls ours? There are many ways ICE and DHS can get access to this data without FCPD knowing.

[06:44:36] Last week, there was a massive Microsoft outage, and the FAA grounded all U.S. flights due to AI software updates. And just today, national security classified systems went down. It's laughable to think FCPD can keep our data systems safe when our own federal national security can't.

[06:44:53] In October, hackers released the private information of over 40,000 DHS agents. The Washington Post found that many ICE agents were hired after being fired for their behavior violations as cops. Recently, ICE broke the window of a car and took a mom and dad leaving three sons without their parents.

[06:45:09] There were several ALPRs nearby. The coffee in the cup holder was still warm when I got there to tape up the broken window. There was a stuffed animal in the dashboard, toy cars in the back seat. I've told some of you about this, and still there's no real action that has been taken to end this violence.

[06:45:26] Fairfax County prides itself with its one policy on diversity. In racially diverse Franconia, there is a mobile ALPR in an apartment parking complex where a person was detained. Is the idea that ALPRs stop petty crime and car theft really worth the very real damage that AI surveillance has caused, especially to our black and brown communities?

[06:45:48] Supervisor Palchek and Supervisor Stork, we have been trying to meet with you for a while, and you've ignored us. Stork, I'm shocked that an environmental steward like yours is so fond of ALPRs, which require data centers to use a massive amount of energy. something that your energy initiatives will never fight.

[06:46:04] Supervisor Herity, as a pro-gun advocate, do you realize that most gun rangers have ALPRs placed outside? By supporting ALPRs, you are the bad guy. Chairman McKay, you have the power to end this violence right now. What are you waiting for? Why are we handing our most precious information about our location and travel patterns over to big tech companies whose entire business model is built on violating our privacy?

[06:46:25] We are in a surveillance state. Fairfax needs to ban ALPRs now. Stop waiting. Take them down. Thank you for your testimony. tomorrow. Stephen Roberson to be followed by Samia Gibral. Is Samia

Gibral here? Samia Gibral here? Oh, actually, we have Stephen Roberson first. I just want to make sure you're here and Heather McCain. Okay. All right. Welcome, Mr. Roberson. Good evening. Earlier this year, Gallup asked Americans whether they believe corruption is widespread in our government.

[06:47:03] The answer was remarkable. 89% said yes. That's the highest level in 20 years. That amount of distrust should concern everyone who serves in government. And it's why I want to talk about something that happened right here in Fairfax County.

[06:47:21] Last month, County Executive Brian Hill was stopped by a Fairfax County police officer. Watching the body cam footage, I was troubled by what appeared to be the expectation of special treatment. My concern grew when I learned what happened afterward.

[06:47:38] Police Chief Kevin Davis reported that Hill called him to complain that the officer had been disrespectful and that Hill said, quote, he had no idea who I was, and if I had a badge, he would have let me go.

[06:47:54] After reviewing the footage, Chief Davis described the officer as 100% professional, cordial, and polite at all times. Of course, my concerns are not the standard with which to judge the conduct of Mr. Hill.

[06:48:10] Fairfax County already has established standards. Responsibility, honesty, and trust are all pillars of the Fairfax County Code of Ethics. Take responsibility for actions, it says. Be truthful in all endeavors, it says.

[06:48:28] This incident raises serious questions about responsibility and honesty. And what about trust? Well, that brings me directly to what we expect from the board. The Code of Ethics calls on all employees to develop confidence with the public by fulfilling commitments and delivering on promises.

[06:48:48] Chairman McKay has said accountability matters. I agree, and I expected the board to deliver on that promise. It's disappointing that the board hasn't told the public how it intends to address this incident. I've been informed that despite a supervisor's request, the chairman did not place the incident on the recent closed session agenda.

[06:49:12] I expect the board to investigate what happened, to determine whether the county's code of ethics was violated, and hold its leadership accountable for the findings. At a time when public confidence in government is so fragile, silence is not reassuring.

[06:49:29] Accountability must be more than a promise. It must be demonstrated. The people of Fairfax County expect and deserve nothing less. Thank you. Our next speaker is Sumia Gibral, to be followed by Heather McCain and Kelly McGivern.

[06:49:46] Welcome. Thank you so much. First, I have a newfound respect, because I was waiting here for four hours to speak, and the patience is, thank you so much. And Vice Chairwoman Smith, thank you for coming to our class and encouraging me to come.

[06:50:05] I appreciate it. Good afternoon, everybody. My name is Sumaya Jabril. I live in Springfield, Virginia. I'm a non-profit executive for the Rise Above and Be Relentless Foundation, and I'm a mother for a seven-year-old son with autism. Imagine this. You're a mom in your 20s, just got out of the military, and you're living with a service-connected disability. You're managing, and you have a baby boy, and life is

good, and you're building a future. Then you find out that the child you love more than anything else in this world

[06:50:39] has autism and boom your whole life changes you're newly married then divorced now everything's on you as a sole caregiver no one to split the day with you sign up for support they tell you not severe enough you don't qualify you get on the dd waiver list and then you wait you wait for years you leave work early for aba therapy speech and ot you lose wages you take him to swimming lessons not for fun but because he needs something to survive. I want him to survive. At home you do

[06:51:19] the therapy work and you put food on the table. Then the debilitating migraine flares up and you're the only one there for a child who isn't regulated, who's overwhelmed and so are you. Four years later you find out that you were supposed to be on priority one from day one but nobody really was listening or informed you of your rights. You reach out and you let them know and they say,

[06:51:50] oh our mistake you're moved up now your priority one sorry and then you're like you know what um it's fine like i'll forgive all those years that sorry i wasn't gonna cry you're fine and you're like you know let's just focus on now right and they're like on the same breath and they say there's no funding this year because they just decided not to fund you sorry so and then they say, you know what, there's respite with Heartwood Foundation and you could use that. So you practice

[06:52:30] gratitude for that. Then you get an email a few days ago and they say, oh, the CSB has cut the respite hours by half. And I asked for transportation support just to help me so I could keep going to my job so I don't have to quit or like go part-time. And they're like, there's nothing we could do about that. This is not a story. This is my life and lives of families across Fairfax County. So asking for three things. First, put waiver funding in the board's state

[06:53:04] legislative priorities. I know that when Fairfax County speaks, it carries weight. Second, review this respite cut and ask the CSP to restore them or find an interim support for those families. And bring up the numbers in this room. You know, we're not just numbers. We're human beings. We have lives. We have kids. I served my country in the army. I now serve my community with my nonprofit. I'm I'm not asking for special treatment.

[06:53:34] I'm just asking that you don't let me and other families carry this alone. Thank you so much for all you do. - Thank you. Speaker number eight is Heather McCain to be followed by Kelly McGivern and Lois Aronson.

[06:53:54] Welcome. - Thank you. My name is Heather McCain, and I stand here today heartbroken as vice president of the Chantilly High School PTSA. Representing our families, our staff, students, I speak in full support of the Chantilly Coalition for Safety and Equity's petition, now signed by over 2,000 residents and taxpayers, demanding that you halt your plan for high-density redevelopment of the Chantilly Library site.

[06:54:22] Let me be clear. Our community supports affordable housing in Chantilly and Fairfax County. our opposition is strictly about this location, where student safety and equity are in immediate danger. Just two weeks ago, our community was devastated by a fatal crash involving students right outside our campus. For years, we have warned you that Stringfellow Road is unsafe.

[06:54:51] Over 19,000 vehicles pass the high school daily, creating gridlock every morning and afternoon, and projected regional growth will push that volume higher, even without new housing. Yet,

because of campus space deficits, students must park at the library and cross-string fellow every day.

[06:55:13] In the afternoon, our marching band practices in an open parking lot beside moving cars. Kiss and Ride is in utter chaos every day because there simply isn't enough space for the buses, the cars, the bikes, and the walkers.

[06:55:31] And that is why Active Transportation Project 668 to install a marked crosswalk, curb ramps, and pedestrian lighting between the library and the north school entrance is so critical. Yet in August, when this board funded 16 Active Transportation Projects, you skipped Project 668.

[06:55:49] Worse, the same time frame, you eliminated our only crossing guard. We got back, but you eliminated it. It's hard to imagine anything more short-sighted as it relates to our children, except you now want to build roughly 240 high-density housing units at that same intersection.

[06:56:14] Standard traffic engineering projections show that 240 multifamily units generates over 1,000 daily vehicle trips, additional daily vehicle trips, pouring hundreds more cars into this corridor right at arrival and dismissal.

[06:56:30] We can't wait longer. We demand that this board immediately fund and fast-track Project 668 with a hawk pedestrian signal and fund designated police presence at arrival and dismissal until it is built and a crossing guard can be permanently assigned.

[06:56:48] Chantilly is practically the largest high school in Fairfax County. It is completely landlocked, and it is one of two out of 26 schools with one athletic field. Every other school has at least two. Development should never come at the expense of our students' lives or the last county-owned parcel capable of ensuring that our kids have safety and equitable facilities.

[06:57:13] Fund Project 668 today, protect our students, and find an appropriate site somewhere else for this housing. Please put our kids first. Thank you. Speaker number nine is Kelly McGivern.

[06:57:29] Kelly McGivern, welcome. Hi, good evening. My name is Kelly McGivern. I currently live in Chantilly. I'm going to cry because she's going to. I'm a lifelong resident of Fairfax County. As a member of the Chantilly Coalition for Safety and Equity, I am representing the members of our community.

[06:57:51] On July 16th, a meeting was held at Chantilly High School Auditorium due to the overwhelming engagement of our community. A presentation was given and attendees' concerns were dismissed with no public comment. In 2014, Stringfellow Road was widened from two to four lanes.

[06:58:09] Stringfellow Road carries about 23,000 cars per day and is projected to rise to 33,000 by 2034. Building any homes at the library property will only compound the pedestrian issues. It was presented that this project would carry 150 to 200 units.

[06:58:28] As recent as late October, the housing website reported 240 units. Our community feels that the library property could be better used for the renovated library and additional land for Chantilly High School. There is a serious inequity for Chantilly High School versus the other 25 high schools in the county.

[06:58:47] We cannot add more students to an already overwhelmed Chantilly High School building. Our community is mourning the death of the child at Chantilly High School. Was his death preventable? It certainly was. The dangerous conditions for pedestrians have been going on for more than a decade.

[06:59:07] There have been multiple reports of near misses, specifically a newspaper article from September of 2015. In June of 2024, Delaney Brooks writes about a student that was struck by a Fairfax connector bus who had to have her leg amputated. A resident remembered this to be the 2015-16 school year.

[06:59:26] Readout's own website reports a pedestrian crash on November 19th, 2025. So now I ask you, do you know what the numbers 668 mean? I'm sure you do. Project 668 is the intersection of Stringfellow Road at the north entrance of Chantilly High School and the library.

[06:59:46] Project 668, I am told, was created in 2024 according to the Fairfax County Department of Transportation. It is still an unfunded project. This is where the student was killed the week of November 4, 2026, so for two years you have deemed this a very dangerous intersection, and according to the DOT prioritization review process, schools are supposed to get double-counted in the analysis because they generate pedestrian demand all day long and because the children traveling to these intersections are particularly vulnerable road users.

[07:00:20] Supervisors approved projects in the Sully District instead of 668. They include Stringfellow Road at Greenbrier Park and Poplar Tree at Walney Road. I cannot understand how the most vulnerable pedestrians did not receive a high enough score to warrant the funding needed for this vital intersection.

[07:00:40] We insist you immediately and permanently halt the high-density redevelopment at the library and share excess land with Chantilly High School for the equity of the students. And our principal every day is standing out on that corner in the freezing cold. Because those kids mean more than anything.

[07:00:58] And the closer it gets to 8, 10 in the morning, those kids started trying to cross the street. Even though someone died at that intersection. So you need to think long and hard before you put any more cars at that intersection. Thank you.

[07:01:14] Not one more car. Thank you. Speaker number 10 is Lois Aronson. Welcome. Chairman McKay and the Board of Supervisors, I am speaking as a resident of the Springfield District to formally bring to your attention a serious civil rights issue involving TransDev, a private contractor employed by Fairfax County to operate public transit services.

[07:01:43] As a constituent, I expect all services funded by Fairfax County and provided to the public to strictly adhere to federal, state, and county non-discrimination policies and civil rights laws.

[07:02:01] Unfortunately, I recently experienced a significant violation of my civil rights while utilizing transdev-operated services. On September 4th, 2026, I was on a Fairfax Connector bus, 651, going towards Conference Center.

[07:02:23] This incident happened at approximately 12.45 p.m. to 1.10 p.m. at Route 50 and Alderwood's Drive in Fairfax. I was the only passenger on the bus. I pulled the buzzer to get off, but the bus driver was not slowing down, and I didn't want to miss my exit.

[07:02:47] I got up, and I walked towards the driver, and I said I wanted to get off the bus. The bus stopped, and I was trying to exit, and the bus driver abruptly slammed the doors.

[07:03:03] I thought I was going to be crushed between the doors. I was in an absolute state of shock, and I couldn't comprehend what had happened. And then the bus driver wouldn't let me off the bus. There is

camera video footage I have requested from Fairfax County Department of Transportation, as well as TransDev under Virginia FOIA, but was denied.

[07:03:31] Because TransDev operates on behalf of Fairfax County, the county ultimately holds the responsibility to ensure its contractors treat all residents with dignity, respect, and in full compliance with the law.

[07:03:50] This incident has severely impacted my ability to safely and equitably rely on county-funded infrastructure. Intentionally confining a passenger against their will without a legitimate safety reason or lawful authority constitutes an unlawful seizure under the Fourth Amendment.

[07:04:20] I am requesting that your offices look into this matter, initiate an investigation into TransDev's compliance, and ensure appropriate corrective actions are taken so that no other resident faces a similar discrimination.

[07:04:39] I again request a copy of the camera video footage. Thank you. Thank you. Thank you for your testimony. And that brings us to the end of our board meeting of November 17, 2026. The board is adjourned.



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