MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 2, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Commissioner At-Large
Evelyn S. Spain, Vice Chairman, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, Commissioner At-Large
Alyssa Batchelor-Causey, Dranesville District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Mary D. Cortina, Braddock District
Chris Landgraf, Franconia District
James Thomas, Springfield District
Timothy J. Sargeant, Commissioner At-Large
Alis Wang, Mason District

ABSENT: NONE

OTHERS: Chris Falcon, Clerk of the Fairfax Circuit Court
Martha Reed, Department of Management and Budget
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS
Satabdi Samaddar, Administration, DCS

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The meeting was called to order at 7:30 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included the swearing-in of James Thomas, the newly appointed Planning Commissioner for the Springfield District. He announced the items to be considered during Commission matters. He added that after the conclusion of the Capital Improvement Program Mark Up, the Commission would convene in a closed session for a briefing by security officials to discuss security systems and vulnerability assessments and any related reports or plans.

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Chris Falcon, Clerk of the Fairfax Circuit Court, performed the swearing-in ceremony for Commissioner James Thomas.

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Chairman Niedzielski-Eichner thanked Mr. Falcon and extended a warm welcome to Commissioner Thomas, expressing hope that the experience would be exciting for him. He noted

that Mr. Thomas has been a longtime resident of Fairfax Station, a Marine Corps veteran, and currently serves as the Senior Director of Government Affairs at Varda Space Industries.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner announced that the Policy Plan Committee would meet on Thursday, April 03, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center. He noted that the committee included all Planning Commissioners, underscoring the importance placed on updating the Policy Plan. The meeting would cover two key topics: a report from staff summarizing community feedback on the Policy Plan, and a draft of the Plan's Environmental Chapter.

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Chairman Niedzielski-Eichner announced that the Planning Commission would convene a public hearing on April 9th regarding a proposed amendment to the Comprehensive Plan concerning the Franconia Triangle. He noted that due to significant public interest, the hearing might be split across two meetings. All timely testimony submitted in writing, in person, by telephone, or via pre-recorded video would be accepted. While the exact duration of the April 9th hearing was uncertain, it could potentially extend past midnight.

Chairman Niedzielski-Eichner stated his intent for the Commission to hear all live testimony on April 9th, and to view as many submitted videos as possible that met the submission deadline of 9:00 AM on Tuesday, April 8. If the hearing could not be completed that evening, he anticipated that it would be continued to the next regularly scheduled Planning Commission meeting on April 30th , and he would make that announcement during the April 9th meeting for the benefit of the public and Commission members.

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MARK-UP ON THE FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2026 – 2030 ADVERTISED

Commissioner Sargeant made opening remarks wherein he gave a brief overview of the development of the Capital Improvement Program (CIP) workshop. In addition, Commissioner Sargeant thanked staff for their hard work and recognized the contributions of Martha Reed, Joe Lahait, Amy Simon, Vrushali Oak, Joan Beacham, Martha Sansaver, and Salem Bush.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ADVERTISED FAIRFAX COUNTY CIP FOR FISCAL YEARS 2026 THRU 2030, WITH FUTURE YEARS TO 2035.

Commissioners Batchelor-Causey and Spain seconded the motion, which carried by a vote of 11-0-1. Commissioner Thomas abstained from the vote.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DIRECT STAFF IN THE DEPARTMENT OF TRANSPORTATION TO CONTINUE TO PRIORITIZE SETTING ASIDE A PORTION OF THE FUNDING ALLOCATED FOR THE BICYCLE AND PEDESTRIAN ACCESS PROGRAM AS PART OF THE NEXT YEAR END PROCESS TO AUGMENT AND ENHANCE SAFETY MEASURES AT PRIORITIZED INTERSECTIONS, SIDEWALKS AND BIKEWAYS NEAR METRO STATIONS AND IN OTHER ACTIVITY CENTERS.

Commissioners Batchelor-Causey and Hancock seconded the motion, which carried by a vote of 11-0-1. Commissioner Thomas abstained from the vote.

Commissioner Cortina MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DIRECT STAFF TO REVIEW AND UPDATE THE EXISTING MAINTENANCE BACKLOGS, REVIEW THE CATEGORICAL FUNDING ALLOCATION OF THE SINKING FUND, AND CONSIDER FUTURE FUNDING STRATEGIES AND OTHER AVAILABLE RESOURCES TO BEGIN TO ADDRESS THE CURRENT MAINTENANCE BACKLOGS. ADDITIONAL STRATEGIES MAY BE NECESSARY TO ENSURE THE PROGRESS THAT THE COUNTY HAS BEEN MAKING IS NOT LOST AND TO MITIGATE THE POTENTIAL RISKS ASSOCIATED WITH ECONOMIC UNCERTAINTY.

Chairman Niedzielski-Eichner and Commissioners Batchelor-Causey, Landgraf and Sargeant seconded the motion, which carried by a vote of 11-0-1. Commissioner Thomas abstained from the vote.

Chairman Niedzielski-Eichner supported the follow-on motion related to addressing maintenance backlogs across county facilities. He asked Martha Reed for an update on efforts to develop consistent metrics for tracking and reducing backlogs. Ms. Reed explained that her team would analyze the causes of backlogs, impacts of inflation, and changes in facility size, while also creating a measurement system to improve tracking and prioritization.

Following this discussion, the Planning Commission approved the main CIP motion and follow-on motions. Chairman Niedzielski-Eichner thanked staff for their hard work, especially Commissioner Sargeant for leading the CIP review and Vice Chairman Spain for her support. He commended the final product as one the Commission could proudly recommend to the Board.

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CLOSED SESSION MOTION

Vice Chairman Spain MOVED THAT THE PLANNING COMMISSION RECESS AND GO INTO CLOSED SESSION PURSUANT TO VIRGINIA CODE § 2.2-3711(19) FOR A BRIEFING BY SECURITY OFFICIALS TO DISCUSS SECURITY SYSTEMS AND VULNERABILITY ASSESSMENTS AND ANY RELATED REPORTS OR PLANS PURSUANT TO VIRGINIA CODE § 2.2-3705.2(14) RELATING TO THE SECURITY OF THE FAIRFAX COUNTY GOVERNMENT CENTER LOCATED AT 12000 GOVERNMENT CENTER PARKWAY, AND THE SAFETY OF PERSONS USING THAT BUILDING.

Commissioner Sargeant seconded the motion which was carried by a vote of 12-0.

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The Planning Commission went into a closed session at 7:49 p.m. and reconvened at 9:00 p.m.

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CLEANSING MOTION

Vice Chairman Spain MOVED THAT THE COMMISSION MEMBERS CERTIFY, TO THE BEST OF EACH MEMBER'S KNOWLEDGE, THAT ONLY SUCH PUBLIC BUSINESS MATTERS AS ARE LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS AND ONLY SUCH MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED WERE HEARD, DISCUSSED, OR CONSIDERED DURING THE CLOSED SESSION.

Commissioner Sargeant seconded the motion which was carried by a vote of 12-0.

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The meeting was adjourned at 9:01 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Jeremy Hancock, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Michelle Jordan
Approved on September 17, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 24th day of September 2025 by

Signature of Notary

Notary Seal

Notary registration number: 8050379

Commission expiration: 03/31/2027

JESSICA NATALIE FUENTES-MARTINEZ
NOTARY PUBLIC
REG. #8050379
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2027