MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 9, 2025

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

ABSENT: Evelyn S. Spain, Vice Chairman, Sully District

OTHERS: Kevin McMahan, Zoning Evaluation Division (ZED),
Department of Planning and Development (DPD)
Catherine Lewis, ZED, DPD
Katrina Newtson, Planning Development (PD), DPD
Graham Owen, PD, DPD
Matt Costa, Virginia Department of Environment Quality (VDEQ)
Michael Garcia, Fairfax County Department of Transportation (FCDOT)
Nicole Blackwell, Clerk to the Planning Commission,
Department of Clerk Services (DCS)
Satabdi Samaddar, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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The meeting was called to order at 7:32 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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COMMISSION MATTERS

Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included Commission Business and the conduct of two public hearings.

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Chairman Niedzielski-Eichner announced that the Planning Commission's Urban Development and Placemaking Committee meeting and the Policy Plan Committee meeting would not meet on Thursday, April 10, 2025 and would be rescheduled.

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Chairman Niedzielski-Eichner announced that the Planning Commission would not convene during the next two weeks due to various holidays and FY 2026 Budget public hearings. The next Planning Commission's meeting would be held on April 30, 2025, and Planning Commission's committee meetings would resume on May 1, 2025.

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Commissioner Hancock announced that on April 8, 2025, Commissioners were emailed copies of the draft minutes for the January 8th, January 15th, and January 29th Planning Commission meetings. He then requested that Planning Commission members review the January meeting minutes and submit comments to staff and himself to move for approval during the Planning Commission's meeting on April 30, 2025.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. PCA 2006-LE-010 (RZPA 2023-FR-00103) – RAMADA FAMILY LLC
2. PA 2023-00006 (SSPA 2023-IV-2S) – FRANCONIA TRIANGLE (S-9 BEULAH COMMUNITY PLANNING SECTOR RECOMMENDATION AREA #3) STUDY

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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> PCA 2006-LE-010 (RZPA 2023-FR-00103) – RAMADA FAMILY LLC Appl. to amend the proffers for RZ 2006-LE-010 previously approved for office and related accessory uses to permit a child care center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the S.W. side of Grovedale Dr., S. of Franconia Rd. and W. of Beulah St. on approx. 43,554 sq. ft. of land zoned C-2 and HC. Comp. Plan Rec: Office. Franconia District. Tax Map 81-3 ((5)) 10. FRANCONIA DISTRICT. PUBLIC HEARING.

Zachary G. Williams, Applicant's Agent, Venable LLP, reaffirmed the affidavit dated March 13, 2025.

There were no disclosures by Commission members.

Kevin McMahan, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended approval of PCA 2006-LE-010 (RZPA 2023-FR-00103).

Mr. Williams stated that he had relied on the presentation given by staff on the subject application and thanked DPD for their hard work. He added that the Franconia Land Use Committee had unanimously supported the subject application.

There was a brief discussion between Mr. McMahan; Mr. Williams; Catherine Lewis, ZED, DPD; and multiple Commissioners regarding the following:

- The applicant's agent confirmed that the option of an electric vehicle charging station could be considered;

- The applicant's agent explained that opportunities for off-site parking were not finalized at the current stage of the application;

- The applicant's agent confirmed that there was a proffer regarding off-site parking, that the issue was discussed with an adjacent church facility, and preliminary negotiations with a commercial property located to the south of the site were conducted;

- Confirmation that a transitional screening buffer was enhanced by additional landscaping in the tree save area along the back of the property; and

- Confirmation that land use recommendations to seek a parking agreement were followed to allow for ample parking space.

There being no listed speakers, no speakers from the audience, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf for action on this application.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2006-LE-010, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOUSE DATED MARCH 25, 2025.

Commissioners Sargeant and Bennett seconded the motion which was carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

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PA 2023-00006 (SSPA 2023-IV-2S) – FRANCONIA TRIANGLE (S-9 BEULAH COMMUNITY PLANNING SECTOR RECOMMENDATION AREA #3) STUDY
concerns approximately 22.75 acres of land bounded by Franconia Road, Beulah Street and Grovedale Drive in the Franconia Supervisor District. The area is planned for public facility, governmental and institutional use, office use, and retail use up to 0.25 FAR. The amendment will consider retail use up to 0.30 FAR along Franconia Road and for Tax Map Parcel 81-3((5))13, and multi-family residential use up to 120 units for Tax Map Parcels 81-3 ((5)) 3A, 2A, 2B, 2C1 and 83-3 ((8)) 503; Multi-family and attached residential use up to 12 dwelling units per acre for Tax Map Parcels 81-3 ((5)) 15, 15A, 15B, 15C, 17C and 17D; and Tax Map Parcel 81-3 ((5)) 16 may be appropriate for attached residential use subject to consolidation or coordination of development with the adjacent residentially planned parcels. Recommendations relating to the transportation network may also be modified. FRANCONIA DISTRICT. PUBLIC HEARING.

Prior to the public hearing and in keeping with the Virginia State and Local Government Conflict of Interests Act, Section 2.2-3314(F) of the *Code of Virginia*, Commissioner Bennett announced a disclosure regarding the Planning Commission's discussion and vote on the application PA-2023-00006, seeking a plan amendment for Recommendation Area #3 of the S-9 Beulah Community Planning Sector, also known as Franconia Triangle, and made the following statements:

1) That she was employed as the Deputy Executive Director of Good Shepherd Housing, located at 8253 Backlick Road, Suite L, Lorton, and had a personal interest in the organization. Good Shepherd Housing, was a partner in the business entity that was being created in furtherance of the Franconia Government Center redevelopment project which was covered by the proposed plan amendment; and

2) Out of an abundance of caution, and in the interest of avoiding any appearance of conflict or impropriety, she disclosed the interest and would abstain from the Planning Commission's consideration of the proposed plan amendment.

Katrina Newtson, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. She stated that staff recommended adoption of the subject plan amendment PA 2023-00006 (SSPA 2023-IV-2S).

Lynne J. Strobel, Agent for Nominator, Walsh, Colucci, Lubeley & Walsh, P.C., gave a presentation on the proposed plan amendment. In her presentation, she introduced several developers and displayed an illustrative concept plan for the proposed subject area. She stated that an existing office building would be adaptively reused and converted to a multi-family property. She focused on certain plan zoning and parking tabulations in connection with building

heights, open space, and the parking garage. Ms. Strobel also highlighted conceptual elevations relating to 20 feet wide and 24 feet wide townhomes.

Mark Viani, Agent for Nominator, Bean Kinney & Korman, P.C., representing SCG Development, gave a presentation on the proposed plan amendment. He focused on the mission of SCG Development and listed their major completed housing projects. He stated that the goal of the proposed development would be the conversion of an existing building into the property constituted of 120 affordable housing units in alignment with the Comprehensive Plan.

Prior to the discussion, Commissioner Landgraf expressed his appreciation for DPD staff's hard work.

There was a discussion between Ms. Newtson; Ms. Strobel; Mr. Viani; Graham Owen, PD, DPD; Michael Garcia, Fairfax County Department of Transportation (FCDOT); Matt Costa, Virginia Department of Environment Quality (VDEQ); and multiple Commissioners on the following issues:

- Confirmation from Mr. Costa of VDEQ that there were no specific regulations regarding benzene in air, soil, or ground water in relation to gas stations;

- Confirmation that there existed methods of benzene remediation and clean-up sites;

- Clarification from Mr. Costa that the operation of gas stations was subject to federal regulations, and that VDEQ implemented those regulations through their programs aiming at reducing emissions, especially during deliveries, vapor recovery, and the maintenance of related equipment;

- Confirmation from staff that an additional transportation study would be conducted during rezoning;

- Staff provided a comparison of the trip generation between the current and proposed plans during peak hours;

- Explanation that the proposed plan would result in a decrease in the daily trips and in the AM and PM peak hour trips;

- Confirmation that based on the estimates of the annual average daily traffic on Franconia Road, Beulah Street, and Grovedale Drive, access capacity was maintained, including additional vehicle capacity, to conform to the provisions of the Comprehensive Plan;

- Confirmation that the Franconia District Land Use Advisory Committee did not approve part of the proposal to replace the Franconia Government Center with affordable housing due to its proximity to roads and multiple gas stations;

- Explanation that the base density of 12 dwelling units per acre might be potentially increased to 13.4 representing an affordable housing bonus;

- Explanation that a conceptual site plan provided by the developer indicated that there would be approximately 30 multi-family units in one of the existing buildings;

- Confirmation from staff that there was a bus stop located at Franconia Government Center site;

- Confirmation from staff that the proposed residential use would be subject to consolidation or coordination of development with the adjacent residentially planned parcels to preserve consistency among various segments within the plan and to maintain similar densities for neighboring properties;

- Confirmation from staff that substantial parcel consolidation and coordinated development plan included well-designed layout and architecture;

- Staff explained that on-road bicycle facilities along Franconia Road, Beulah Street, and Grovedale Drive were recommended to enhance pedestrian safety;

- Crosswalks would be potentially considered during the rezoning process to improve pedestrian circulation;

- A high-intensity activated crosswalk (HAWK), as an additional transportation improvement, would be introduced along Beulah Street for pedestrian safety;

- Staff confirmed that, based on the results of the transportation evaluation, the intersection at Beulah Street and Grovedale Drive might require a traffic signal by 2045;

- Staff explained that transportation improvements would facilitate pedestrian access to mass transit routes, including bus stops and metro stations;

- Staff clarified that an area surrounding the Franconia Triangle was a residential neighborhood with a low-density residential use and with an adjacent commercial area, and the proposed development would be compatible with the residential character of the area;

- Staff confirmed that the proposed multi-family building would be within the commercial segment of the area;

- Staff referred to Appendix 1 of the Land Use section in the Policy Plan which had specific provisions about the consolidation of multi-family buildings with low-density residential uses provided at site;

- Staff mentioned that one of the ways to utilize low-density land uses was to establish their location along roadways;

- Clarification that the transition from single-family community use to multi-family building development use would stabilize the neighborhood;

- Discussions about further improvements in the process of consolidation of open space between the proposed development and an existing fire station;

- Concerns about an open space area located on the opposite side from the proposed development that was not contiguous with a multi-family building;

- Discussions about an oversized parking lot that could be developed into park space;

- Confirmation from staff that a centrally located urban park would be incorporated into a development plan to allow for additional pedestrian connectivity and would serve residents and the surrounding community;

- Staff indicated that park space of a larger volume would be considered between the developments;

- Confirmation that the size of a parking lot would be reevaluated during the rezoning;

- Confirmation that a community meeting occurred, and a tour of the facility was conducted;

- Staff confirmed that Fairfax County Public Schools' (FCPS) staff provided information about the potential student yield of 91 students;

- Staff indicated that 26 students would be added to a high school level, 15 students would be added to a middle school level, and 50 students would be added to an elementary school level;

- A high school level was projected to have a moderate capacity deficit, and both middle and elementary schools were approaching a capacity deficit;

- Staff explained that FCPS adopted the Capital Improvement Program for FY 2025-2029 that included potential solutions to alleviate current and projected capacity deficits, to

monitor possible program changes and minor interior facility modifications and modular and building additions, and to consider potential boundary adjustments;

- Staff confirmed that data on school capacity, enrollment, projected enrollment, and projected student yield was provided directly by FCPS;

- Discussions about the consolidation of an open space segment of urban planning with developers;

- Explanation that the costs of affordable units were operated and maintained by property management companies with available funds and budgeting strategies that provided a comfortable environment for the residents;

- The applicant presented a map that displayed surface parallel parking spaces throughout the site;

- Explanation that benzene exposure could have harmful effects on health, and could be present in soil, groundwater, and occasionally in the vapor during building intrusion; and

- Explanation that benzene concentrations around gas stations were not specifically tracked by VDEQ, and that over 30 years and 55,000 remediation cases involving residential areas and gas stations, no consistent record of benzene specific impact was established.

Before Chairman Niedzielski-Eichner called the first listed speaker, he explained tonight's proceedings. He indicated that in-person and phone testimonies would be given priority, and every fifth slot in the beginning of the speaker's list would be allotted to YouTube video testimony. Once each in-person and phone testimony was received, YouTube video testimonies would run consecutively.

Chairman Niedzielski-Eichner explained that there would be the two options to conduct a public hearing. The public hearing could be either completed within the period of one evening, or, because of the late hour, the public hearing would be paused, and the meeting would be adjourned and reconvened at the Planning Commission's next regular meeting on April 30, 2025. During the timeframe between the current meeting and the regular Planning Commission meeting on April 30, 2025, the record relating to the public hearing would remain open.

Cindy Marisch, 6051 Tammy Drive, Alexandria, spoke in support of the proposed plan amendment. A copy of Ms. Marisch's statement is in the date file.

Rand Pixa, 4614 Upland Drive, Alexandria, representing Clermont Woods Community Association, spoke in support of the proposition of affordable housing in the Franconia District,

but strongly opposed the proposed multi-family building on the Franconia Governmental Center site.

Anika Rahman, representing Northern Virginia Affordable Housing Alliance, supported the proposed plan amendment.

Joy Wahler, representing North Franconia Civic Association, spoke in opposition to the proposal. She opposed the redevelopment of the Franconia Governmental Center and stated that gas stations located in the proximity to the proposed development would present hazards that might impact public health, safety, and the environment.

Dylan Hanes spoke in support of the proposed plan amendment. He highlighted the positive impact of the proposed affordable housing opportunity. A copy of Mr. Hanes' YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Maureen Brody, 7928 Orange Plank Road, Springfield, representing the Fairfax County Republican Committee, opposed the proposed plan amendment. A copy of Ms. Brody's statement is in the date file.

Darcey Pancoast, 2900 Farmington Drive, Alexandria, supported the proposed plan amendment and advocated for affordable housing.

Jerry Poje, 2530 Rambling Court, Vienna, representing Unitarian Universalist Congregation of Fairfax, spoke in support of the proposed application. Copies of Mr. Poje's statements are in the date file.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, representing YIMBYs of NoVA, supported the proposed application and noted that the redevelopment of the Franconia Governmental Center would be beneficial to the community. A copy of Mr. Booth's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Johna Gagnon, 3815 Javins Drive, Franconia, spoke in support of the proposed application. A copy of Ms. Gagnon's statement is in the date file.

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Chairman Niedzielski-Eichner announced a fifteen-minute recess at 9:51 p.m.

The public hearing resumed at 10:07 p.m.

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Stephanie Preshlock, 6180 Cobbs Road, Alexandria, spoke in opposition to the proposed application and expressed concerns about traffic congestion, safety, the potential increase in student capacity of Franconia Elementary School, and possible transportation issues.

Robert S. Preshlock, 6180 Cobbs Road, Alexandria, spoke in opposition to the proposed plan amendment. He expressed concerns about the inadequate infrastructure of the area. He mentioned traffic congestion and the shortage of teachers at local public schools.

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, spoke in support of the proposed plan amendment. A copy of Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Mary Paden, 6631 Wakefield Drive, #609, Alexandria, representing Fairfax NAACP, spoke in support of the proposed plan amendment. A copy of Ms. Paden's statement is in the date file.

Timothy Fleming, 6203 Marilyn Drive, Alexandria, representing Franconia Volunteer Fire Department, expressed concerns about pedestrian and vehicular safety.

Maritza Marshall-Williams, 5303 Tessie Terrace, Apt. 231, Alexandria, expressed support for the proposed plan amendment.

Michael Lamarche, 5579 Jowett Court, Alexandria, supported affordable housing, but opposed the proposed plan amendment. He stated that the proposed development might increase the need for parking spaces. He also expressed concerns about transportation safety. He stated that the proposed development would cause an increase in taxes.

Celeste Yhak opposed the proposed plan amendment. She expressed concerns about the proximity of gas stations to the proposed development.

Ella Duncan-High spoke in opposition to the proposed plan amendment and mentioned that the location for the proposed development was unsuitable.

Thomas Apker, 6432 Burwell Street, Springfield, supported the proposed application and recognized a growing need for affordable housing in the community. A copy of Mr. Apker's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jim Drinkard, 8614 Darby Lane, Springfield, supported the proposed application and emphasized a critical role that affordable housing played in Fairfax County. A copy of Mr. Drinkard's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Kathy Drinkard, 8614 Darby Lane, Springfield, supported the proposed application and shared her experience as a counsellor who worked with homeless children and their parents. She

stressed the need for affordable housing in Fairfax County. A copy of Ms. Drinkard's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Maritza Zermeno, 9233 Forest Haven Drive, Alexandria, representing Rising Hope Mission Church, supported the proposed application and indicated that there was an urgent need to make affordable housing more accessible to the residents. A copy of Ms. Zermeno's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Marianela Funes, 3801 Mount Vernon, Alexandria, representing Tenants and Workers United, supported the proposed application and stated that due to an increase in rental costs low-income housing was a necessary economic measure. A copy of Ms. Funes' YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16. A copy of Ms. Funes' written statement is in the date file.

James Davenport, 9233 Forest Haven Drive, Alexandria, supported the proposed plan amendment. He indicated that there was a demand for affordable housing among the members of the community. A copy of Mr. Davenport's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Mostafa ElNahass strongly supported the proposed application. He stated that the proposed project would transform the living environment. He mentioned the importance of an urban park that would enhance the quality of living and transportation connectivity. A copy of Mr. ElNahass' YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jane Neihart, 7307 Larrup Court, Alexandria, acknowledged the need for affordable housing, but opposed the proposed residential development because of the unsuitable location. A copy of Ms. Neihart's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Kathryn Herty, 6329 Miller Drive, Alexandria, opposed the subject proposal. She expressed concerns about the negative impact on traffic flow. A copy of Ms. Herty's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Chris Wahler spoke in opposition to the proposed application. He mentioned that the proposed residential property would be in the proximity to gas stations and expressed concerns about hazardous effects they might have on public health. A copy of Mr. Wahler's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Juliana Sharp, 6720 South Kings Highway, Alexandria, representing Virginia Hills Citizens Association, opposed the proposed development. A copy of Ms. Sharp's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Michael Tomai, 6720 South Kings Highway, Alexandria, opposed the proposed plan amendment. He expressed concerns about the proximity of gas stations in the subject area. A copy of Mr. Tomai's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Elise Swinehart, 5302 Mayfair Court, Alexandria, representing Brookland-Bush Hill Civic Association, spoke in opposition to the proposed plan amendment. She expressed concerns about repurposing the Franconia Government Center for residential use, and instead she proposed to expand fire and police stations. She also expressed safety concerns. A copy of Ms. Swinehart's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

William Benz, 5930 Tilbury Road, Alexandria, spoke in opposition to the proposed development. He stated that the development would not be in alignment with the character of the neighborhood. A copy of Mr. Benz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Leticia Nordvall, 6630 Rockleigh Way, Alexandria, opposed the proposed plan amendment and stated that the Franconia Government Center would not be suitable for any type of housing. She expressed concerns about the proximity of gas stations. A copy of Ms. Nordvall's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

William Snyder, 6228 Jean Louise Way, Alexandria, representing VVMHOA, spoke against the proposed plan amendment and stated that the location for the future redevelopment was not suitable. A copy of Mr. Snyder's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Gail Nittle, 7520 Havelock Street, Springfield, spoke in opposition to the proposed development. Her main concern was about the replacement of the Franconia Government Center with a multi-family building. A copy of Ms. Nittle's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Carl Sell, 6601 Cottonwood Drive, Alexandria, representing Rose Hill Civic Association, spoke in opposition to the proposed replacement of the Franconia Government Center with the residential development. A copy of Mr. Sell's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Gray Komich, 6109 Tammy Drive, Alexandria, stated that the Franconia Governmental Center site would not be suitable for high-density housing, and the proposed development would have a negative impact on the suburban character of the area. A copy of Ms. Komich's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Alexander Beneville, 7352 Coxton Court, #G, Alexandria, opposed the residential use of the Franconia Government Center. A copy of Mr. Beneville's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Lee Komich, 6109 Tammy Drive, Alexandria, opposed the replacement of the Franconia Governmental Center with high-density housing. He stated that the proposed development might increase traffic flow and cause parking issues. A copy of Mr. Komich's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Doreen Smith, 5902 Pratt Street, Alexandria, spoke in opposition to the proposed development. She expressed concerns about the proximity of gas stations. A copy of Ms. Smith's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Martha McCash, 6021 Bitternut Drive, Alexandria, opposed the proposed plan amendment. She stated that the location was not suitable for residential use. She expressed concerns about school capacity and a potential increase traffic flow. A copy of Ms. McCash's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Robin Cameron, 6105 Backlick Road, Alexandria, spoke in opposition to the residential use of the proposed development. A copy of Ms. Cameron's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Michael Oetjen, 6153 Franconia Station Lane, Alexandria, opposed the residential use of the proposed plan amendment. A copy of Mr. Oetjen's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Thomas Bordley, 6144 Franconia Station Lane, Alexandria, spoke in opposition to the residential use of the proposed development. He stated that the current infrastructure was not conducive to the proposed multi-family building. A copy of Mr. Bordley's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

James Smith, 5902 Pratt Street, Alexandria, spoke in opposition to the residential use of the proposed development. He expressed concerns about the proximity of gas stations to the subject property. A copy of Mr. Smith's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

William Stemple, 6306 Cottonwood Drive, Alexandria, opposed the residential use of the Franconia Governmental Center. He expressed concerns about the proximity of gas stations to the proposed development. A copy of Mr. Stemple's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Donald Krause, 4521 Franconia Road, Alexandria, spoke in opposition of the Franconia Governmental Center proposal. He expressed concerns about the proximity of gas stations to the

development. A copy of Mr. Krause's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Frank Frittman, 6222 Jean Louise Way, Alexandria, opposed the residential use of the Franconia Governmental Center. He stated that the development would increase traffic flow and affect school capacity. A copy of Mr. Frittman's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

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Because of the late hour, Chairman Niedzielski-Eichner announced that the meeting would be adjourned, the public hearing would pause and continue on April 30, 2025. Chairman Niedzielski-Eichner recognized Commissioner Landgraf for action on this plan amendment.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION ADJOURN THE MEETING AT 12:00 A.M., AS PROVIDED IN THE BYLAWS OF THE PLANNING COMMISSION, AND RESUME ON APRIL 30, 2025.

Commissioner Sargeant seconded the motion which was carried by a vote of 10-0. Commissioner Spain was absent from the meeting. Commissioner Bennett recused herself from the vote.

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The meeting was adjourned at 12:02 a.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: Catherine Dushin
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 Jessica Fuentes Martinez

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

