MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 30, 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
Timothy J. Sargeant, Commissioner At-Large
James Thomas, Springfield District

ABSENT: Alis Wang, Mason District

OTHERS: Karen Yee, Planning Division, Department of Planning and Development (DPD)
Graham Owen, PD, DPD
Katrina Newtson, PD, DPD
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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COMMISSION MATTERS

Chairman Niedzielski-Eichner explained that the agenda for tonight's meeting included Commission Business, and the conduct of one public hearing and the continuation of another public hearing recessed from April 9, 2025.

Chairman Niedzielski-Eichner announced that the Planning Commission would hold the first of three Site-Specific Plan Amendment (SSPA) workshops on the evening of May 1st at 7:30 PM in the Board Auditorium of the Fairfax County Government Center. The workshop marked the beginning of the screening process for SSPA nominations submitted during the January–February 2025 nomination period. The SSPA process allowed anyone to propose changes to the Fairfax County Comprehensive Plan, which serves as the county's guiding document for land use and development decisions. A total of 43 nominations were accepted out of the 53 that had been

submitted, with proposed changes including new residential developments as well as mixed-use, office, and retail proposals.

The May workshops initiated this review phase, which was scheduled to conclude at the Planning Commission's June 4th meeting. At that meeting, the Commission planned to recommend a work program to the Board of Supervisors, identifying which nominations merited formal study and detailed evaluation. Chairman Niedzielski-Eichner clarified that this recommendation would be for the work program only and not a final decision to amend the Comprehensive Plan, emphasizing that no expectations had been set regarding how many, if any, of the 43 nominations would ultimately be recommended for study.

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APPROVAL OF MINUTES

Secretary Hancock MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- JANUARY 08, 2025;
- JANUARY 15, 2025; AND
- JANUARY 29, 2025;

Commissioners Batchelor-Causey and Sargeant seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was absent from the meeting. Commissioner Thomas was not present for the vote.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SEA 87-P-073- 002 - TYSONS VENTURES 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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SEA 87-P-073- 002 - TYSONS VENTURES LLC
Appl. to amend SE 87-P-073 previously approved for a vehicle fueling station to permit a truck rental establishment and associated modifications to site design and development conditions. Located on approx. 27,018 sq. ft. of land zoned C-8, HC and SC.

Providence District. Tax Map 39-1 ((6)) 37. PROVIDENCE DISTRICT. PUBLIC HEARING.

Lori R. Greenlief, Applicant's Agent, McGuire Woods, LLP, reaffirmed the affidavit dated February 26, 2025.

There were no disclosures by Commission members.

Karen Yee, Zoning Evaluation Division, Department of Planning and Development, presented the staff report a copy is in the electronic date file. She stated that the staff recommended approval of SEA 87-P-073- 002.

Ms. Greenlief gave a presentation on the subject application.

Commissioner Hancock made preliminary comments on the application.

Prior to the closing of the public hearing Commissioner Hancock asked for clarification on the number of guest parking spots, estimating there were eight on the lot. Ms. Greenlief clarified that there were two parking spaces designated for the rental portion, six or seven spaces allocated to the garage/service station, and that the trucks were primarily parked in the rear of the property.

There being no further comments or questions from the Commission and staff had no closing remarks, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Hancock for actions on this proposed application.

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Prior to the motion Commissioner Hancock requested that the applicant confirm for the record their agreement to the development conditions dated April 16, 2025. Ms. Greenlief affirmed agreement to the development conditions dated April 16, 2025.

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF SEA-87-P-073-002, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 16, 2025;

- MODIFICATION OF SUBSECTION 2103.8 OF THE ZONING ORDINANCE TO PERMIT THE EXISTING LOT AREA AND WIDTH;

- MODIFICATION OF SUBSECTION 5108.3.A OF THE ZONING ORDINANCE ON THE STREET FRONTAGE LANDSCAPING REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT;

- MODIFICATION OF SUBSECTION 5108.4.C OF THE ZONING ORDINANCE OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE EASTERN AND WESTERN LOT LINES IN FAVOR OF THAT SHOWN ON THE SEA PLAT; AND

- MODIFICATION OF THE BICYCLE PARKING REQUIREMENTS OF SUBSECTION 6102 OF THE ZONING ORDINANCE TO REDUCE THE NUMBER OF BICYCLE PARKING SPACES REQUIRED FROM EIGHT TO TWO.

Commissioner Bennett seconded the motion, which was carried by a vote of 10-0. Commissioner Wang was absent from the meeting. Commissioner Thomas was not present for the vote.

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PA 2023-00006 (SSPA 2023-IV-2S) – FRANCONIA TRIANGLE (S-9 BEULAH COMMUNITY PLANNING SECTOR RECOMMENDATION AREA #3) STUDY - Plan Amendment #SSPA 2023-IV-2S 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 continuation of 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) 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.

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Commissioner Landgraf stated that given the extensive discussion before the Commission and the length of testimony received, his intent was to make a motion to defer decision only on the proposed plan amendment until May 7, 2025, in order to allow time to address the feedback received in coordination with staff.

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Chairman Niedzielski-Eichner stated there were 93 remaining listed speakers, one of whom was in person, with the remaining 92 providing video testimony. He added that testimony was expected to conclude around midnight. Chairman Niedzielski-Eichner then recited rules for testimony and called the next listed speaker.

Steven Palmer, representing Housing Association of Nonprofit Developers (HAND) supported the amendment and said the following:

- Explanation that HAND represented over 450 organizations involved in affordable housing across the Capital Region, including developers tied to the current proposal;
- Explanation of the data from HAND's Housing Indicator Tool (HIT), developed with the Urban Institute, which showed that Fairfax County had underproduced housing building 12,000 units in the last five years, falling 8,000 short of projected need;
- Clarification that Fairfax County had made progress by producing 1,593 committed affordable units and reiterated the need for more housing across income levels; and
- Concerns about change but encouraged open conversations and community engagement to ease anxiety around new development.

John Nicholson, 6105 Franconia Forest Lane, Alexandria, opposed the amendment. A copy of Mr. Nicholson's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Stephanie Oetjan, 6153 Franconia Station Lane, Alexandria, opposed the amendment. A copy of Ms. Oetjan's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Constance DeSouza, 6115 Rivanna Drive, Alexandria, opposed the amendment. A copy of Ms. DeSouza's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

David Almasi, 5810 LaVista Drive, Alexandria, opposed the amendment. A copy of Mr. Almasi's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Nancy Almasi, 5810 LaVista Drive, Alexandria, opposed the amendment. A copy of Ms. Almasi's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Valerie Foster, 4698 Pole Road, Alexandria, opposed the amendment. A copy of Ms. Foster's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Shirl Ryan, 5712 Overly Drive, Alexandria, opposed the amendment. A copy of Ms. Ryan's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Lorraine Birch, 6052 Joust Lane, Alexandria, opposed the amendment. A copy of Ms. Birch's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

David Wilwohl, 5252 Saint Genevieve Place, Alexandria, opposed the amendment. A copy of Mr. Wilwohl's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sonia Reeves, 8013 Bethelen Woods Lane, Springfield, opposed the amendment. A copy of Ms. Reeves's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Olga Kenedy, 6630 Rockleigh Way, Alexandria, opposed the amendment. A copy of Ms. Kenedy's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Aldo Guzman, 6102 Larkspur Drive, Alexandria, opposed the amendment. A copy of Mr. Guzman's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Brian Boyington, 6109 Marilyn Drive, Alexandria, opposed the amendment. A copy of Mr. Boyington's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Dayanna Camere, 6109 Marilyn Drive, Alexandria, opposed the amendment. A copy of Ms. Camere's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

James McCracken, 6601 Cottonwood Drive, Alexandria, opposed the amendment. A copy of Mr. McCracken's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Tony Anderegg, 6121 Franconia Station Lane, Alexandria, opposed the amendment. A copy of Mr. Anderegg's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Elaine Anderegg, 6121 Franconia Station Lane, Alexandria, representing Franconia Forest Homeowners Association, opposed the amendment. A copy of Ms. Anderegg's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jill Norcross, 11110 Sunset Hills Road, #2911, Reston, representing Northern Virginia Affordable Housing Alliance, supported the amendment. A copy of Ms. Norcross's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Andromeda Aravena, 5928 Coverdale Way, Alexandria, opposed the amendment. A copy of Ms. Aravena's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Loretta D'Amico, 6645 Deer Gap Court, Alexandria, opposed the amendment. A copy of Ms. D'Amico's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Pamela Madrid Narr, 5221 Leeward Lane, Alexandria, opposed the amendment. A copy of Ms. Madrid Narr's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Raijuenea Aravena, 5928 Coverdale Way, Alexandria, opposed the amendment. A copy of Ms. Aravena's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Don Tennant, 5901 Valley View Drive, Alexandria, opposed the amendment. A copy of Mr. Tennant's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jean Terrill, 6213 Zekan Lane, Alexandria, opposed the amendment. A copy of Ms. Terrill's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Gary Terrill, 6213 Zekan Lane, Alexandria, opposed the amendment. A copy of Mr. Terrill's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Catherine DeStefano, 6236 Jean Louise Way, Alexandria, opposed the amendment. A copy of Ms. DeStefano's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Steven Carman, 6236 Jean Louise Way, Alexandria, opposed the amendment. A copy of Mr. Carman's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Elaine Keller, 7416 Spring Village Drive, Apartment T19, Alexandria, opposed the amendment. A copy of Ms. Keller's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Taylor Pearson, 7416 Spring Village Drive, Apartment T15, Alexandria, opposed the amendment. A copy of Ms. Pearson's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Carin Hickey, 9704 Rossetti Court, Burke, opposed the amendment. A copy of Ms. Hickey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jem Wahler, 6110 Scotch Drive, Alexandria, opposed the amendment. A copy of Ms. Wahler's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Stephanie Overfelt, 8644 Brindle Heath Way, Alexandria, supported the amendment. A copy of Ms. Overfelt's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Dana Sanders-Udo, 6236 Jean Louise Way, Alexandria, opposed the amendment. A copy of Ms. Sanders-Udo's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Earl Meiers, 7448 Spring Village Drive, Alexandria, opposed the amendment. A copy of Mr. Meiers's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Gary Hagan, 7448 Spring Village Drive, Apt 416, Springfield, opposed the amendment. A copy of Mr. Hagan's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Lauren Nasson, 6101 Valley View Drive, Springfield, opposed the amendment. A copy of Ms. Nasson's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

David Aliberti, 6236 Jean Louise Way, Alexandria, opposed the amendment. A copy of Mr. Aliberti's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Marta Morrissey, 6903 Highland Street, Springfield, opposed the amendment. A copy of Ms. Morrissey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sandy Frieswyk, 6316 Hibbling Avenue, Springfield, opposed the amendment. A copy of Ms. Frieswyk's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Renee Grebe, representing Nature Forward (Northern Virginia Conservation Advocate), supported the amendment. A copy of Ms. Grebe's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jane Kelly, 7801 Locust Leaf Lane, Alexandria, representing Hawthorne Homeowners Association, opposed the amendment. A copy of Ms. Kelly's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Linda Marcinowski, 6105 Lemon Thyme Lane, Alexandria, opposed the amendment. A copy of Ms. Marcinowski's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Thomas Magruder, 6236 Jean Louise Way, Alexandria, opposed the amendment. A copy of Mr. Magruder's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Robert Alvaro, 6229 Jean Louise Way, Alexandria, opposed the amendment. A copy of Mr. Alvaro's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Travis Campbell, 6232 Jean Louise Way, Alexandria, opposed the amendment. A copy of Mr. Campbell's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Maryam Samimi, 6232 Jean Louise Way, Alexandria, opposed the amendment. A copy of Ms. Samimi's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Karl Maturan, 6116 Marilyn Drive, Alexandria, opposed the amendment. A copy of Mr. Maturan's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Carol Alim, 5318 Waycross Drive, Alexandria, opposed the amendment. A copy of Ms. Alim's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jessica Jones, 5915 Brookview Drive, Alexandria, opposed the amendment. A copy of Ms. Jones's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Shane McClung, 7910 Old Marsh Lane, Alexandria, representing Landsdowne Community Association, opposed the amendment. A copy of Ms. McClung's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Patricia Zissios, 6021 Larkspur Drive, Alexandria, opposed the amendment. A copy of Ms. Zissios's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

George Lewis, 411 Walnut Street, #22049, Green Gove, opposed the amendment. A copy of Mr. Lewis's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Cheri Roth, 8117 Ridge Creek Way, Springfield, opposed the amendment. A copy of Ms. Roth's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Richard Caswell, 8117 Ridge Creek Way, Springfield, opposed the amendment. A copy of Mr. Caswell's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Deborah White, 6104 Larkspur Drive, Alexandria, opposed the amendment. A copy of Ms. White's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Randy Gross, 6063 Tammy Drive, Alexandria, opposed the amendment. A copy of Mr. Gross's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Rita Wolberg, 6065 Tammy Drive, Alexandria, opposed the amendment. A copy of Ms. Wolberg's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Charles Nicotera, 5835 Valley View Drive, Alexandria, opposed the amendment. A copy of Mr. Nicotera's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Wen Yuan, 6008 Larkspur Drive, Alexandria, opposed the amendment. A copy of Ms. Yuan's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Tom Rickert, 5914 Edgehill Drive, Alexandria, opposed the amendment. A copy of Mr. Rickert's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Janet Nestlerode, 6001 Kathmoor Drive, Alexandria, opposed the amendment. A copy of Ms. Nestlerode's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Lury Snyder, 6228 Jean Louise Way, Alexandria, opposed the amendment. A copy of Ms. Snyder's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Peter Delaney, 4505 Kerrybrooke Drive, Alexandria, opposed the amendment. A copy of Mr. Delaney's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Susan Wong, 5915 Valley View Drive, Alexandria, opposed the amendment. A copy of Ms. Wong's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Irene Shawn McNulty, 6608 Indian Trail Court, Alexandria, opposed the amendment. A copy of Ms. McNulty's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jenna Anderson, 5835 Valley View Drive, Alexandria, opposed the amendment. A copy of Ms. Anderson's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Karen Nestlerode, 6001 Kathmoor Drive, Alexandria, opposed the amendment. A copy of Ms. Nestlerode's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Christof Cordes, 6210 Elati Court, Alexandria, opposed the amendment. A copy of Mr. Cordes's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Angel Garcia, 1349 W Horizon Ridge Parkway, Alexandria, opposed the amendment. A copy of Mr. Garcia's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Dennise March, 6315 Franconia Commons Drive, Alexandria, opposed the amendment. A copy of Ms. March's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Adriana Carmona Paredes, 6601 Thackwell Way, Alexandria, opposed the amendment. A copy of Ms. Paredes's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jane Goldberg, 6234 Gentle Lane, Alexandria, opposed the amendment. A copy of Ms. Goldberg's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Kevin Kuss, 6101 Tammy Drive, Alexandria, opposed the amendment. A copy of Mr. Kuss's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Todd Schneider, 6313 Franconia Commons Drive, Alexandria, opposed the amendment. A copy of Mr. Schneider's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Shuan Rose, 6561 Grange Lane, Unit 203, Alexandria, supported the amendment. A copy of Mr. Rose's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Charlene Henderson, 6613 Green Glen Court, Alexandria, opposed the amendment. A copy of Ms. Henderson's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Julia Fiorio, 2530 Rambling Court, Vienna, opposed the amendment. A copy of Ms. Fiorio's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Chris Cardiff, 6200 Windham Hill Run, Alexandria, opposed the amendment. A copy of Mr. Cardiff's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Andrew Rasdorf, 6117 Burnett Street, Alexandria, opposed the amendment. A copy of Mr. Rasdorf's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Mariann Jacobsen, 4715 Eaton Place, Alexandria, opposed the amendment. A copy of Ms. Jacobsen's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Winifred Cruz, 6119 Hyacinth Drive, Alexandria, opposed the amendment. A copy of Mr. Cruz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Cindy Schmidtlein, 4707 Eaton Place, Alexandria, opposed the amendment. A copy of Ms. Schmidtlein's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Livio Fiorio, 5211 Ninian Avenue, Alexandria, opposed the amendment. A copy of Ms. Fiorio's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Jeanette Campbell, 6102 Franconia Station Lane, Alexandria, opposed the amendment. A copy of Ms. Campbell's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Susan Katz Clark, 6102 Redwood Lane, Alexandria, opposed the amendment. A copy of Ms. Clark's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Cathy Long, 4608 Eaton Place, Alexandria, opposed the amendment. A copy of Ms. Long's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Mara Fiorio, 7863 Painted Daisy Drive, Springfield, opposed the amendment. A copy of Ms. Long's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Beyene Asmare, 6111 Scotch Drive, Alexandria, opposed the amendment. A copy of Ms. Asmare's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Marianne Padgett, 5938 Dorothy Bolton Court, Alexandria, opposed the amendment. A copy of Ms. Padgett's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Thomas Weber, 166 Pilgrim Drive, Sewickley, opposed the amendment. A copy of Mr. Weber's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Joann Weber, 166 Pilgrim Drive, Sewickley, opposed the amendment. A copy of Ms. Weber's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Therese Chaplin, 6027 Bitternut Drive, Alexandria, supported the amendment. A copy of Ms. Chaplin's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

There being no further comments or questions from the Commission and staff had no closing remarks, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Landgraf for actions on this proposed application.

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Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PLAN AMENDMENT SSPA 2023-IV-2S TO A DATE CERTAIN OF MAY 7, 2025, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENTS.

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

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The meeting was adjourned at 11:27 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