MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 12, 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
Timothy J. Sargeant, Commissioner At-Large
James Thomas, Springfield District
Alis Wang, Mason District

ABSENT: Chris Landgraf, Franconia District

OTHERS: Jennifer Tran, Zoning Administration Division (ZAD)
Department of Planning and Development (DPD)
Carmen Bishop, ZAD, DPD
Graham Owen, Planning Division (PD), DPD
Ivana Escobar, Housing and Community Development
Corinne Bebek, PD, DPD
Sahar Hamdard, PD, DPD
Ciarra Downing, Zoning Evaluation Division (ZED), DPD
John Friedman, Land Development Services (LDS)
Jan Leavitt, LDS
Kirsten Munz, Director, Site Development and Inspections, LDS
St. Clair Williams, ZED, DPD
Lia Niebauer, 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 7:32 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 consisting of one decision-only and the conduct of six public hearings.

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Chairman Niedzielski-Eichner provided background on the Comprehensive Plan, which guided decision-making on land use, development, and the preservation of natural and cultural resources to shape the community's future and maintain a high quality of life. He noted that the Board of Supervisors had authorized the Policy plan update on December 6, 2022, directing staff to review, streamline and align the plan with the County wide Strategic Plan, One Fairfax Policy, and other adopted initiatives. The Department of Planning and Development organized the multi-year effort, known as Plan Forward, into two phases, and the Planning Commission established a Policy Plan Committee that met regularly with staff and conducted community engagement.

He explained that phase one, referred to as the Overview and Five Elements, focused on Land Use, Transportation, Environment, Parks and Recreation and Equity and Human Services combined with Health. A public hearing was held on October 15, 2025, after which action was deferred, and the record remained open for written testimony. During the deferral period a public and televised Policy Plan Committee workshop was held on October 30, 2025, to review staff-recommended edits and discuss additional issues. Chairman Niedzielski-Eichner stated that the Commission has completed phase one and would decide whether to recommend the draft to the Board of Supervisors for approval.

Chairman Niedzielski-Eichner requested that Vice Chairman Spain conduct the public hearing for this amendment. Without objection, he relinquished the Chair to Vice Chairman Spain.

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COUNTYWIDE POLICY PLAN UPDATE - PLAN AMENDMENT 2022-CW-2CP
(Decision Only) (The public hearing on this application was held on October 15, 2025.)

Commissioner Niedzielski-Eichner MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2022-CW-2CP - THE DRAFT POLICY PLAN PHASE 1 OF THE COMPREHENSIVE PLAN - DATED NOVEMBER 12, 2025, AND THAT STAFF BE AUTHORIZED TO MAKE EDITORIAL CORRECTIONS TO THE POLICY PLAN GUIDANCE, TO INCLUDE GRAMMAR, PUNCTUATION, AND FORMATTING.

Commissioner Bennett seconded the motion.

Commissioner Niedzielski-Eichner provided a brief explanation on the importance of this motion.

Prior to the vote Commissioner Batchelor-Causey requested staff to explain was updated in our data center policy in the policy plan and how it would build off on the 2024 working paper.

- Explanation that the update aimed to streamline the existing plan, which aligned with recently adopted policies, and incorporate feedback from the community, the Board, the Planning Commission, industry, and county agencies;
- Explanation that the revised plan maintained consistency with the 2024 Data Center Report while adjusting certain recommendations to ensure they are implementable and responsive to current industry trends;
- Explanation of the key enhancements which included stronger environmental standards, such as promoting Leadership in Energy and Environmental Design (LEED) Gold certification, renewable energy use, and improved water quality measures;
- Explanation that the policies also recommend greater setbacks, buffering, and building design techniques which minimized impacts on nearby residential or mixed-use areas, schools, and parks;
- Explanation that the overarching goal was to ensure long-term flexibility so the plan remains relevant as technology and industry practices evolve; and
- Explanation that the update both strengthened environmental and community protections and keeps the county adaptable to industry changes.

Commissioner Bennett thanked the community for their contributions to the discussion and the staff for all their hard work and efforts across a wide range of topics. She also expressed appreciation for the inclusion of language addressing accessibility, universal design, and pedestrian safety.

Commissioner Hancock thanked the staff and Chairman for their work on the policy plan, noting it has been 30 years since the last update. He emphasized the importance of clear and precise language, strong policy guidance and careful implementation, as the plan served as guidance rather than a zoning ordinance. He highlighted the need for ongoing review, flexibility and balance to better understand the needs of applications.

Commissioner Clarke praised the work of the Fairfax County Department of Transportation (FCDOT), the Transportation Advisory Commission (TAC), and the Planning Commission's Transportation Committee. He acknowledged TAC, led by Michael Champness, commended the thoroughness of the team and its community engagement efforts, and thanked staff for incorporating the supplementary language provided by TAC.

Commissioner Cortina recognized the many contributions to the Policy Plan update, giving special acknowledgment to Kelly Atkinson, Corinne Bebek, Carly Aubrey, Katie Hermann, advisory group members, community residents, advocacy groups, land use attorneys, developers, and others who provided comments and input on the draft amendment. She also acknowledged staff for their technical support on stormwater management, flooding, tree preservation, and climate resiliency. Commissioner Cortina emphasized that this first update in three decades successfully incorporated new policies addressing climate resiliency while maintaining strong environmental protections, resulting in a robust final draft.

Commissioner Spain thanked Michelle Stahlhut and, Lia Niebauer for all their hard work and contributions on the equity section and praised their focus on inclusivity, support for vulnerable communities, and the expertise that helped make Fairfax County more equitable.

The Commission proceeded to vote on the motion which was carried by a vote of 11-0. Commissioner Landgraf was absent from the meeting.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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Commissioner Sargeant gave a brief explanation for the follow-on motion.

Commissioner Sargeant proceeded with a follow on motion and MOVED THAT THE BOARD OF SUPERVISORS INITIATE AN OUTREACH PROCESS TO RESIDENTS, INCLUDING RESIDENTS HEARD FROM DURING THE POLICY PLAN PROCESS SO THAT THEY ARE PREPARED TO PARTICIPATE IN FUTURE COMPREHENSIVE PLAN UPDATES.

Commissioners Batchelor-Causey and Carter seconded the motion.

The Commission proceeded to vote on the motion which was carried by a vote of 11-0. Commissioner Landgraf was absent from the meeting.

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Commissioner Spain proceeded with a follow on motion and MOVED THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO CONDUCT A GENERAL REVIEW OF THE POLICY PLAN AT LEAST ONCE EVERY FIVE YEARS, PRIOR TO RECOMMENDING THE ANNUAL COMPREHENSIVE PLAN WORK PROGRAM, TO DETERMINE IF CHANGES IN POLICIES AND LAND-USE PLANNING INITIATIVES DURING THE PREVIOUS FIVE-YEAR PERIOD, SUCH AS THE UPDATING OF AREA PLANS, WARRANTS ADDING REVISIONS IN THE POLICY PLAN TO THE WORK PROGRAM.

Commissioners Batchelor-Causey, Hancock, and Sargeant seconded the motion.

Commissioner Spain provided a brief explanation on the importance of this follow-on motion. The Commission proceeded to vote on the motion which was carried by a vote of 11-0. Commissioner Landgraf was absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. RZ-2024-MA-00017 CONCURRENT WITH SEA-85-M-101-04 - PHILLIPS PROGRAMS

2. RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS – PROPOSED ZONING ORDINANCE AMENDMENT CONCURRENT WITH PA 2022-CW-1CP
3. PA 2022-CW-1CP - MANUFACTURED HOUSING
4. PUBLIC HEARINGS ON ADOPTION OF AMENDMENTS TO CHAPTER 124.1 (EROSION AND STORMWATER MANAGEMENT ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA TO IMPLEMENT CHANGES TO THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATION
5. SEA-2006-PR-008 - SONIC DEVELOPMENT, LLC
6. SSPA-2023-III-2FC - FAIR OAKS BUSINESS PARK

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

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RZ-2024-MA-00017 CONCURRENT WITH SEA-85-M-101-04 - PHILLIPS PROGRAMS - Appl. to rezone from R-1 and R-5 to R-5 to permit the expansion of the existing private school and modify existing school facilities with an overall Floor Area Ratio (FAR) of 0.24. Located in the N.W. quadrant of the intersection of Braddock Rd. (Route 620) and Backlick Rd. (Route 617) on approx. 9.70 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 71-3 ((8)) 5; 71-4 ((20)) 1, 3 and 4. MASON DISTRICT. PUBLIC HEARING

SEA 85-M-101-04 - PHILLIPS PROGRAMS - Appl. to amend SE 85-M-101 previously approved for a telecommunications facility and a private school to permit an increase in land area and enrollment of the private school from 198 up to 270, and associated modifications to site design and development conditions. Located on approx. 10.32 ac. of land zoned R-1 and R-5. Tax Map 71-3 ((8)) 5; 71-4 ((20)) 1, 3 and 4; 71-4 ((21)) 42. MASON DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Sara Mariska, Applicant's Agent, Odin, Feldman & Pittleman, P. C. reaffirmed the affidavits dated October 3, 2025 and October 8, 2025.

Ciarra Downing, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of RZ-2024-MA-00017 concurrent with SEA-85-M-101-04.

Commissioner Wang deferred making preliminary comments on the applications.

There was a discussion between Ms. Downing, Ms. Mariska, and multiple Commissioners regarding the following:

- Concerns about expansion from the school property into the adjacent neighborhood;
- Explanation that two conservation-easement areas existed on the site. One surrounded a former single-family home that was now being incorporated into the school parcel, making the old screening purpose unnecessary;
- Clarification that even though that section would be vacated due to changed circumstances, new conservation-easement areas would be added elsewhere to fully offset the loss; and
- Explanation that the applicant intentionally avoided placing school buildings or above-ground improvements near the residential parcel, keeping the school's floor area away from homes.

There being no listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang for actions on these proposed applications.

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Prior to the motion, Commissioner Wang requested that the applicant affirm, for the record, their agreement to the proffers and proposed development conditions consistent with those dated November 7, 2025.

Ms. Mariska affirmed agreement to the proffers and proposed development conditions dated November 7, 2025.

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

- RZ-2024-MA-00017 SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 7, 2025;
- SEA-85-M-101-04 SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED NOVEMBER 7, 2025;

- THE PARKING REDUCTION REQUEST (PKS-2024-00028) FOR THE SITE BASED ON THE PROXIMITY OF BUS SERVICE TO THE USE AND SUBJECT TO THE CONDITIONS DATED AUGUST 12, 2025, CONTAINED IN APPENDIX 9 OF THE STAFF REPORT;

- MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE GDP/SEA PLAT; AND

- MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG BRADDOCK ROAD IN FAVOR OF THE LANDSCAPING SHOWN ON THE GDP/SEA PLAT.

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

RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS – PROPOSED ZONING ORDINANCE AMENDMENT – The changes, as specifically set forth in the staff report, may include, without limitation: (1) revising the purpose statement for the Residential-Manufactured Home Park District (R MHP); (2) revising the R-MHP lot and building dimensional standards and related figures; (3) revising the additional standards for R-MHP and the use standards for a manufactured home; (4) revising the permitted uses in R-MHP; (5) adding minimum separation distance for manufactured homes to the Zoning Administrator authorized reductions for an error in building location; (6) adding a special permit option for a reduction of the minimum distance requirement for manufactured homes, including setting submission, notice, and fee requirements; (7) expanding the Board's ability to modify or waive the density penalty for manufactured home parks;

(8) excluding manufactured home parks from the limitation on the number of dwelling units on a lot; (9) deleting provisions for manufactured home parks from the Affordable Dwelling Unit Program; (10) adding the replacement of a manufactured home as a permitted use in the floodplain and exempting replaced manufactured homes from the minimum setback from the floodplain; (11) allowing private streets in manufactured home parks; (12) revising the transitional screening requirements to apply the single-family dwelling requirements to manufactured homes; (13) increasing the minimum parking rate for manufactured homes; (14) adding nonconformity provisions for manufactured homes, including a special exception application for existing nonconforming manufactured home parks and add an associated fee; (15) revising the definitions relating to manufactured homes; and (16) making other clarifying, organizational, and editorial revisions. COUNTYWIDE. PUBLIC HEARING.

PA 2022-CW-1CP - MANUFACTURED HOUSING –
Policy Background: Fairfax County is home to seven manufactured housing communities (MHCs), also known as mobile home communities. Unlike traditional homeownership, where the land and home are owned by a single entity, residents of manufactured homes typically own the home but rent the land from a separate entity.

These communities serve as crucial but diminishing source of housing for working families. In August 2021, the Board of Supervisors (Board) established the Manufactured Housing Task Force (MHTF) for the purpose of developing a set of strategic recommendations to preserve the affordable housing opportunities in the MHCs. The task force developed 34 recommendations that addressed the unique challenges experienced by residents of the MHCs. Three of the MHTF's recommendations relate to the Comprehensive Plan.

Proposed Comprehensive Plan Amendment: on October 11, 2022, the Board authorized consideration of a Comprehensive Plan amendment 2022-CW-1CP to implement the MHTF's Comprehensive Plan recommendations. The proposed Comprehensive Plan amendment includes revisions to the Housing and Land Use elements of the Policy Plan to recommend preserving the affordability of the MHCs, and where redevelopment is planned, supporting a goal of no loss of affordable units. The amendment proposes changes to the Comprehensive Plan Glossary to define Manufactured Housing and Manufactured Housing Community. The amendment also proposes changes to Comprehensive Land Use Plan Map and/or the Area Plans volumes to recommend revisions to the site-specific land use recommendations for the seven existing MHCs in line with the Policy Plan revisions, including for the following sites:

- Waples Mills Estates (Braddock District) 11209 Route 29; Tax Map 56-2 ((1)) 46
- Audubon Estates (Franconia District) 7930 Audubon Avenue; Tax Map 101-2 ((1)) 13
- Harmony Place Trailer Park (Franconia District) 8018 Richmond Highway; Tax Map 101-2 ((6)) 25
- Alexandria Mobile Home Park (Mount Vernon District) 8501 Richmond Highway; Tax Map: 101-3 ((1)) 31C, 32, 33, 101-3 ((9)) (1) 1-4
- Woodley Hills Estates (Mount Vernon District) 2816 Camellia Drive; Tax Map 93-3 ((31)) 6
- Meadows of Chantilly (Sully District) 4200 Airline Parkway; Tax Map: 34-3 ((1)) 21
- Penn Daw Terrace Mobile Home Park (Mount Vernon District) 6240 Shields Avenue; Tax Map 83-3 ((1)) 25, 83-3 ((8)) 2,3,5,6,7

The proposed Comprehensive Plan amendment is concurrent and in coordination with the proposed Manufactured Housing Zoning Ordinance amendment (ZOA) being prepared by the Zoning Administration Division, which is subject to a separate staff report, and the Manufactured Housing Relocation Guidelines which

are being developed by the Department of Housing and Community Development (HCD). COUNTYWIDE. PUBLIC HEARING.

The above applications required the assistance of a Spanish interpreter to be present to conduct the public hearings. Paul Stankevich and Marianela Vanegas were both present.

Lia Niebauer, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She stated that the staff recommended adoption of PA 2022-CW-1CP.

Jennifer Tran, Zoning Administration Division (ZAD), DPD presented the staff report, a copy is in the electronic date file.

She stated that the staff recommended adoption of the proposed zoning ordinance amendment.

There was a discussion between Ms. Niebauer, Ms. Tran, and multiple Commissioners regarding the following:

- Concerns about flood-risk issues;
- Explanation that the proposed relocation guidelines were posted online for informational purposes and would accompany a Board action on December 9, 2025;
- Explanation that newer units could sometimes be elevated 8–10 feet on timber foundations, though older units were harder to raise, and that available land for relocating units was limited;
- Explanation that replacement needs would be analyzed during zoning applications in coordination with the Department of Housing and Community Development, using accessibility assessments and relocation guidelines;
- Explanation that the valuation would be conducted by an independent evaluator to determine the market value of each unit;

Chairman Niedzielski-Eichner called the first listed speaker.

Norma Lobos, 7759 Condor Court, Alexandria opposed the amendment and said the following:

- Explanation that in 2012 she could not afford an apartment or house, and the manufactured home community provided a safe, stable, and affordable place for her children to live, play, and grow;
- Stated that a mandatory 15-foot separation requirement would negatively impact many families, particularly in tight areas and cul-de-sacs where homes sit closer together.
- Explanation that complying with the 15-foot rule would force residents to demolish or significantly cut into their homes reducing living rooms, kitchens, or other essential spaces causing severe financial hardship;
- Explanation that many residents are low-income, retired, veterans, or former government employees who survive on limited Social Security income;

- Explanation that most families could not afford reconstruction or relocation because their homes cost far more than the $15,000 estimated by the state; her own home cost over $45,000;
- Explanation that the community was diverse, with multiple races and backgrounds, not only Spanish-speaking families; and
- Urged the Commission to consider the serious economic and emotional impacts that the 15-foot requirement would have on vulnerable families who rely on the community for affordable, stable housing.

Chairman Niedzielski-Eichner asked the speaker what the distance of her current trailer from her neighbor was. Ms. Lobos stated that it was 6 feet from the front of the entrance to the back.

Marianela Funes, Community Organizer, representing Tenants and Workers United, 3801 Mt Vernon Avenue, Alexandria opposed the amendment. A copy of Ms. Funes's statement is in the date file.

Carla Castro-Claure, 7856 Eagle Avenue, Alexandria opposed the amendment and said the following:

- She shared that she had an 8-year-old son with Level 3 nonverbal autism who attended an intensive autism program, and a 10-year-old daughter who attended Fort Hunt's language immersion program;
- Explanation that about six years earlier she left an abusive marriage with nothing, sold her previous 2-bedroom, 1-bathroom trailer, used the proceeds to put herself through college, and became a certified surgical technologist;
- Described renting a 3-bedroom apartment for nearly $4,000 per month in an unsafe neighborhood, working in surgery by day and bartending at night, and said she was not living paycheck to paycheck but drowning financially and emotionally;
- Explanation that her son experienced serious regressions during that period because he needed her present, leading her to quit her full-time job so she could care for him;
- Explanation that purchasing a 3-bedroom, 2-bathroom mobile home completely changed her life: although she paid an 11% mortgage interest rate, her total monthly costs dropped from $4,000 to about $2,000;
- She emphasized that the mobile home community provided a quiet neighborhood, a fenced backyard for her kids to play safely, and a garden that helped her manage stress, giving her family long-absent security and stability;
- Explanation that she was able to return to work for a former employer and even arranged to move the first surgery case from 7:00 a.m. to 10:00 a.m. so she could personally drive both children to school, since they had no bus transportation;
- Explanation that their daily routine was extremely fragile and tightly timed; being forced to move farther away would likely make housing unaffordable, cut off her son's near-daily therapies, jeopardize her job, and cause significant developmental regressions while rebuilding a new medical team over many months or years; and

- She concluded that manufactured homes served as safety nets, and asked the Commission to think carefully about the amendment and protect the children and families who depended on these homes.

Chairman Niedzielski-Eichner asked the speaker what her concern with this application was. Ms. Castro-Claure stated the following:

- Explanation that her concern involved both the proposed zoning changes and the possibility of property owners redeveloping mobile home communities;
- Explanation that her elderly grandmother, who lived on a fixed income in Woodland Hills Estates, would be deeply affected if required structural changes became necessary;
- She noted that county-owned parks may be more stable, but residents with limited income still had few options if displacement occurred;
- Explanation that she lived in Alexandria Mobile Home Park, which was identified for potential commercial redevelopment, meaning her home could be completely displaced;
- Explanation that she had taken out a high-interest loan to purchase her manufactured home and could not afford relocation or another housing option; and
- Concern that both she and her children would have nowhere to go if zoning changes or redevelopment forced residents out.

Mary Paden, 6631 Wakefield Drive, Unit 609, Alexandria opposed the amendment and said the following:

- Explanation that she had worked with mobile home park residents for years and emphasized that these communities are stable, supportive, and home to families who cannot afford other housing options;
- Explanation that earlier county efforts revealed significant neglect in mobile home parks and required major work to understand conditions and revise zoning policies;
- She urged the Commission to move beyond traditional relocation approaches, which scatter families and ignore the value they've invested in their homes.
- Explanation that mobile homes did have real market value and shared that listings showed units selling from about $20,000 to $150,000, pushing back against assumptions that they are worth nothing;
- Explanation that any relocation plan must include fair, independent appraisals so residents aren't stripped of their equity;
- She encouraged creative long-term solutions such as acquiring land or partnering with Habitat for Humanity to keep communities together rather than displacing them; and
- She concluded that Fairfax already had strong communities in its mobile home parks and urged leaders to protect them rather than uproot them.

There was a discussion between Ms. Niebauer; Ms. Tran; Ivana Escobar, Housing and Community Development; Carmen Bishop, ZAD, DPD; and multiple Commissioners regarding the following:

- Clarification that the updated minimum distance requirements were actually more permissive than the existing standards, not more restrictive;
- Explanation that any homes that still did not meet the new requirements would simply become legally nonconforming, meaning they could remain in place without being removed;
- Explanation that no resident would be required to move or dismantle their home as resulted of these amendments;
- Clarification that the only limitation would be on future additions that fail to meet the updated standards;
- Explanation that the amendments did not require displacement and did not give property owners any new authority to remove residents;
- Clarification that existing manufactured homes were allowed to remain legally nonconforming uses and could even be replaced under state code;
- Explanation that some older or unpermitted additions might still require correction if found to be illegal, but each case would be reviewed individually;
- Explanation that the amendments introduced more permissive standards such as allowing covered decks within five feet of another structure which would reduce violations and improve safety;
- Explanation that the zoning amendment itself would not cause anyone to be removed from their home; and
- Explanation that broader property-owner actions depended on each park's underlying zoning and would also intersect with the related comprehensive plan amendment if redevelopment were pursued.

Carla Claura, 7856 Eagle Avenue, Alexandria, opposed the amendment and said the following:

- She had lived in the Audubon community for 20 years, where their daughters had grown up and been born;
- For many years, she had served as a community leader, representing the voices of neighbors especially those living in mobile homes;
- Explanation that she were present because they understood that many communities faced different issues included in the proposed changes;
- She requested that any decision made should help mobile-home owners remain secure and safe in their homes with their families and within their communities;
- She noted that, as a community, they had been working with the county to find the safest way to stay compliant with the laws the county required especially regarding the 15-ft setback rule;
- Explanation that it would have been very helpful for that requirement to change, since many residents had built additions not because it was ideal, but because it was necessary to keep their families comfortable despite the challenges it created;
- She also asked that if there were any plans for development or changes in mobile-home parks, the county should remember that these were not just spaces for cars or empty lots; they were places where thousands of families had lived for many years and built a life and community;

- She emphasized that the community was willing to work with the county to reach an agreement that allowed them to live without fear of being relocated;
- Explanation although some areas were flood-prone, families would still rather live with that risk than experience homelessness; and
- She asked that any changes truly benefit residents instead of harming mobile-home owners and urged the county to support mobile-home communities because they were made up of full, strong families.

There was further discussion between Ms. Niebauer; Ms. Tran, Ms. Escobar, Ms. Bishop; and multiple Commissioners regarding the following:

- Explanation that the zoning ordinance itself would not displace residents;
- Explanation that nonconforming conditions often created problems with lenders, making it difficult to finance, sell, or buy homes especially those in floodplains or not meeting setbacks;
- Explanation that the proposed special exception process would allow park owners to work with the Board of Supervisors to adjust district standards so entire parks could become conforming;
- Clarification that the proposed special permit process would give individual homeowners a pathway to request reduced separation distances when needed; and
- Explanation that the county did not have full survey data for mobile home parks and relied primarily on aerial imagery.

Chairman Niedzielski-Eichner called for additional speakers from the audience, but there were none. There being no more speakers, Chairman Niedzielski-Eichner closed the public hearing and called on Commissioner Bennett for a motion.

Prior to the motion, Commissioner Bennett made additional comments.

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Commissioner Bennett MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PLAN AMENDMENT 2022-CW-1CP TO NOVEMBER 19, 2025, WITH THE RECORD REMAINING OPEN FOR ANY ADDITIONAL WRITTEN COMMENTS.

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

Commissioner Bennett MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR THE PROPOSED ZONING ORDINANCE AMENDMENT FOR RESIDENTIAL MANUFACTURED HOME PARK DISTRICT AND RELATED REVISIONS TO A DATE CERTAIN OF NOVEMBER 19, 2025, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

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

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PUBLIC HEARINGS ON ADOPTION OF AMENDMENTS TO CHAPTER 124.1 (EROSION AND STORMWATER MANAGEMENT ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA TO IMPLEMENT CHANGES TO THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATION- Pursuant to the authority and mandates of the Virginia Erosion and Stormwater Management Act, Article 2.3 (§ 62.1-44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Virginia Code, the Virginia Erosion and Stormwater Management Regulation, Chapter 875 of Title 9 of the Virginia Administrative Code (the Regulation), and Title 15.2 of the Virginia Code, the amendment implements changes to the Regulation and clarifies existing requirements. The sections to be amended are Sections 124.1-1-2, 124.1-1-4, 124.1-2-1, 124.1-2-2, 124.1-2-4, 124.1-2-5, 124.1-2-6, 124.1-2-7, 124.1-2-8, 124.1- 2-9, 124.1-3-1, 124.1-4-2, 124.1-4-3, 124.1-6-2, and 124.1-6-3.

The major changes are to: the water quality control requirement for new development, which is reduced from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025; the methodology for demonstrating compliance with the water quality control requirement for both new development and redevelopment, which requires use of the updated Virginia Runoff Reduction Method; and the design of both construction (erosion and sediment controls) and post-construction facilities (Best Management Practices), which requires use of the updated designs in the new Virginia Stormwater Management Handbook. The new Virginia Stormwater Management Handbook consolidates prior versions of the Virginia Erosion and Sediment Control Handbook and the Virginia Stormwater Management Handbook. In addition to the changes made in response to the changes to the Regulation, a change to the right of entry provision is also proposed in accordance with HB2008/SB1093, which expands the right of entry to areas outside the area of the County's Municipal Separate Storm Sewer System. COUNTYWIDE. PUBLIC HEARING.

John Friedman, Land Development Services (LDS), presented the staff report, a copy is in the electronic date file. He stated that the staff recommended adoption of the amendment to chapter 124.1.

There was a discussion between Mr. Fridman; Jan Leavitt, LDS; Kirsten Munz, Site Development and Inspections, LDS; and multiple Commissioners regarding the following:

- Explanation that the zoning amendment would take effect upon Board adoption, but the new stormwater regulations had already taken effect statewide on July 1,2025, due to state authority;
- Explanation that the industry had received more than a year of advance notice and outreach, including meetings, technical bulletins, and early optional use of the new standards;
- Clarification that the final technical bulletin was issued in June, one month before the new state requirements became mandatory;
- Explanation reported no issues or local resistance since the July implementation;
- Explanation phosphorus was targeted because it acted as a key pollutant contributing to algal blooms and low oxygen levels in waterways, based on the Environmental Protection Agency (EPA) modeling; and
- Clarification that there were no local complaints and that the updated requirements applied statewide.

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

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE AMENDMENTS TO CHAPTER 124.1 (EROSION AND STORMWATER MANAGEMENT ORDINANCE) AS ADVERTISED AND SET FORTH IN APPENDIX A IN THE STAFF REPORT DATED OCTOBER 14, 2025.

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

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SEA-2006-PR-008 - SONIC DEVELOPMENT, LLC- Appl. to amend SE 2006-PR-008 previously approved for a vehicle sale, rental and ancillary establishments, to permit a building addition and associated

modifications to site design and development conditions. Located on approx. 2.86 ac. of land zoned C-8, I-5, and HC. Tax Map 49-3 ((1)) 41A and 42. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Robert Brant, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh P.C., reaffirmed the affidavit dated October 30, 2025.

St. Clair Williams, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. He stated that the staff recommended approval of SEA-2006-PR-008.

Mr. Brant gave a brief presentation on the subject application.

There was a discussion between Mr. Brant, Mr. Williams, and Commissioner Hancock regarding the following:

- Explanation that the applicant had requested a modification to the peripheral parking lot landscaping requirements so existing conditions could remain;
- Explanation that part of the justification referenced the wrong ordinance section and would need correcting; and
- Explanation that the modification could be handled at the site-plan stage and did not require changes to the submitted plan.

There being no listed speakers, no speakers from the audience, no further comments or questions from the Commission, no rebuttal from the applicant, and staff had no closing remarks; therefore, 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 proposed development conditions dated October 30, 2025.

Mr. Brant affirmed agreement to the proposed development conditions dated October 30, 2025.

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

- SEA 2006-PR-008 SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 30, 2025;
- MODIFICATION OF STREETSCAPE AND SIDEWALK/TRAIL REQUIREMENTS ALONG ROUTE 29 AND PROSPERITY AVENUE IN FAVOR OF THE EXISTING CONDITIONS AS SHOWN ON THE SEA PLAT; AND
- MODIFICATION OF THE FRONT YARD SETBACK ALONG ROUTE 29 TO THAT SHOWN ON THE SEA PLAT.

Commissioners Bennett and Sargeant seconded the motion which was carried by a vote of 10-0. Commissioner Wang was not present for the vote. Commissioner Landgraf was absent from the meeting.
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SSPA-2023-III-2FC - FAIR OAKS BUSINESS PARK- Plan amendment SSPA 2023-III-2FC concerns approx. 22.64 ac of land generally located at 11208 and 11204 Waples Mill Road, 3949 Pender Drive; Tax Map # 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23. The area is planned for office use at 0.25 Floor Area Ratio (FAR) at the baseline and 0.5 FAR at the overlay level. The plan amendment will consider an option for residential mixed use redevelopment up to 1.06 FAR. Recommendations relating to the transportation network may also be modified. SSPA 2023-III-2FC is concurrently under review with Rezoning application RZ 2024-SP-00011. SPRINGFIELD DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Sahar Hamdard, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She stated that the staff recommended adoption of SSPA-2023-III-2FC.

David Schneider, Nominator's Agent, Holland & Knight made a brief presentation.

Commissioner Thomas deferred making preliminary comments on the application.

There was a discussion between Ms. Hamdard; Mr. Schneider; Graham Owen, Planning Division (PD), Department of Planning and Development (DPD); and multiple Commissioners regarding the following:

- Concerns about the school capacities;
- Concerns whether modern planning accounted for young families staying longer in multifamily housing due to delayed ability to purchase single-family homes;
- Explanation that the project's mix of housing types supported that need, including standard multifamily units, stacked 2-over-2 townhomes suitable for entry-level buyers or families, and Low-Income Housing Tax Credit (LIHTC) units that required larger two- and three-bedroom layouts;
- Explanation that the final number of bedroom units was still being refined with their affordable-housing development partner and would depend on engineering and financing needs;
- Explanation that the development plan already included several potential pedestrian connection points along the jurisdictional boundary with Fairfax City;
- Clarification that the applicant could not build improvements on the City side, but had created multiple opportunities for future pedestrian links at playgrounds and other logical locations;

- Explanation that the height range was intentionally matched to the future Camp Washington plan, including the expected redevelopment of the H-Mart site;
- Clarification that some existing office buildings in the area were already taller than what was proposed;
- Explanation that heights were placed closer to the major intersection to align with the Camp Washington Small Area Plan;
- Explanation that the design tapered down to two-over-two units near the property's northern edge to better transition toward nearby residential townhomes;
- Explanation that the landlord, Peterson Companies, had been communicating with every tenant, especially during lease discussions, and noted the property's involvement in the Pender Business Park Association;
- Explanation that much of the nearby office space was vacant, and the mixed-use project could help consolidate tenants and stabilize office buildings while adding amenities;
- Explanation that discussions were underway and that the phased development schedule would allow coordination with individual tenants as the project evolved;
- Concerns about the planned park space at the Pender/Waples Mill corner due to fast-moving traffic;
- Explanation that the intersection would need to be redesigned for pedestrian safety and that multiple design options were being reviewed with Fairfax County Department of Transportation (FCDOT).

Chairman Niedzielski-Eichner called the first listed speaker.

Douglas Stewart, 10822 Maple Street, Fairfax, opposed the amendment. A copy of Mr. Stewart's statement is in the date file.

Staff provided closing comments and stated the following:

- Explanation that the East-West connection was a critical component of the SSPA planning process and an important consideration for the anticipated Lane Unit K Amendment, expected in 2026;
- Explanation that coordination would occur with parties involved regarding the location and integration of the potential improvements;
- Clarification that they did not have authority over Fairfax City's planning or zoning decisions; and
- Explanation that the city similarly identified that the connection was critical to redevelopment under the Camp Washington plan. Any rezoning of schools would need to be addressed with FCPS.

Chairman Niedzielski-Eichner called for additional speakers from the audience, but there were none. There being no more speakers, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Thomas for actions on this proposed amendment.

Prior to the motion, Commissioner Thomas made additional comments.

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Commissioner Thomas MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2023-III-2FC, AS FOUND IN THE PLANNING COMMISSION ALTERNATIVE DATED NOVEMBER 12, 2025, FOUND IN ATTACHMENT I OF THE MOTION.

Chairman Niedzielski-Eichner and Commissioners Hancock and Spain seconded the motion which was carried by a vote of 10-0. Commissioner Wang was not present for the vote. Commissioner Landgraf was absent from the meeting.

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In Commissioner Landgraff's absence, Chairman Niedzielski-Eichner announced that the Planning Commission's Housing Committee would meet on Thursday, November 13, 2025, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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The meeting was adjourned at 11:54 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: March 4, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 9 day of March 2026, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

