MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 29, 2026

PRESENT: Phillip A. Niedzielski-Eichner, Chair, Commissioner At-Large
Evelyn S. Spain, Vice Chair, Sully District
Candice Bennett, Parliamentarian, Commissioner At-Large
Alyssa Batchelor-Causey, Dranesville District
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
Timothy J. Sargeant, Commissioner At-Large
Alis Wang, Mason District

ABSENT: Walter C. Clarke, Mount Vernon District
Mary D. Cortina, Braddock District
Jeremy Hancock, Secretary, Providence District
James Thomas, Springfield District

OTHERS: Jill Cooper, Executive Director, Planning Commission,
Department of Clerk Services (DCS)
Michelle Jordan, Deputy Clerk, DCS

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The meeting was called to order at 7:30 p.m., by Chair 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

Chair Niedzielski-Eichner explained that the agenda for tonight's meeting included commission business, one decision- only, one deferral, and subsequently reconvene for a closed session to consult with the counties legal counsel regarding specific legal matters concerning recent land use and related bills considered improved by the General Assembly in its 2026 session.

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In Secretary Hancock's absence Commissioner Bennett MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- JANUARY 7, 2026
- JANUARY 14, 2026
- JANUARY 28, 2026

Commissioners Sargeant and Wang seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Cortina, Hancock, and Thomas were absent from the meeting.

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PCA/CDPA-2017-DR-012 (RZPA2022-DR-00149) CONCURRENT WITH FDPA-2017-DR-012 (RZPA-2022-DR-00150) - POMEROY INVESTMENTS INC. AND THE POMEROY COMPANIES INC.

Commissioner Batchelor-Causey MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR PCA/CDPA/FDPA-2017-DR-012 TO JULY 8, 2026.

Commissioner Bennett seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Cortina, Hancock and Thomas were absent from the meeting.

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SSPA 2023-III11UP (PA 2023-00047) – SAMUEL MORSE DRIVE
(Decision Only) (The public hearing on this application was held on April 8, 2026.)

Prior to the motion, Commissioner Carter reflected on earlier approvals for Lofts 1 and how past decisions such as zoning choices, waived loading requirements, and open space design might have been handled differently with today's perspective on transit-oriented development. He noted that Lofts 1 revealed practical challenges, including loading access, private street maintenance, and delays in transitioning streets to public control, though progress was now being made on those issues.

Commissioner Carter continued to state that for Lofts 2 improvements were being addressed more proactively, including better planning for construction access, grading, and coordination between properties, with each development responsible for its share of infrastructure. He also highlighted ongoing concerns about street design elements like lighting and tree maintenance, especially when split between private and public responsibilities.

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Prior to the vote Chair Niedzielski-Eichner asked for clarification about concerns raised regarding Lofts 1, particularly whether previously identified issues such as loading facilities and

street-related matters were being addressed. Commissioner Carter responded that, to his knowledge, those issues have been addressed, noting he had met directly with both community representatives and the developer. He added that if any concerns remain, they could still be resolved at the upcoming hearing.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR SSPA 2023-III-11UP, FOUND ON PAGE 22 OF THE STAFF REPORT DATED MARCH 18, 2026.

Commissioners Landgraf and Sargeant seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Cortina, Hancock, and Thomas were absent from the meeting.

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Chair Niedzielski-Eichner noted that upcoming changes to the streetlight provisions in the zoning ordinance presented an opportunity to address concerns raised by Commissioner Carter, particularly around timing and coordination. He pointed out that streetlight decisions often occurred later in the process, which could create conflicts with trees, utilities, and sidewalks. Chair Niedzielski-Eichner suggested two options: either propose edits to the draft ordinance now or introduce a follow-on motion recommending that the Board direct staff to further study and resolve these coordination issues.

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CLOSED SESSION MOTION

Vice Chairman Spain MOVED THAT THE PLANNING COMMISSION RECESS AND GO INTO CLOSED SESSION PURSUANT TO VIRGINIA CODE SECTION 2.2-3711, SUBPART 8, FOR THE PURPOSE OF ENGAGING IN CONSULTATION WITH ITS LEGAL COUNSEL REGARDING SPECIFIC LEGAL MATTERS REQUIRING THE PROVISION OF LEGAL ADVICE BY SUCH COUNSEL. THE SUBJECT MATTER OF THE LEGAL CONSULTATION CONCERNS RECENT LAND USE AND RELATED BILLS CONSIDERED AND APPROVED BY THE GENERAL ASSEMBLY IN ITS 2026 SESSION.

Commissioner Sargeant seconded the motion which was carried by a vote of 8-0. Commissioners Clarke, Cortina, Hancock and Thomas were absent from the meeting.

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The Planning Commission went into a closed session at 7:45 p.m. and reconvened at 9:35 p.m.

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CLEANSING MOTION

Vice Chairman Spain MOVED THAT THE COMMISSION MEMBERS CERTIFY THAT, TO THE BEST OF EACH MEMBER'S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER THE VIRGINIA FREEDOM OF INFORMATION ACT AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED, THAT IS CONSULTATION WITH LEGAL COUNSEL, WERE HEARD, DISCUSSED OR CONSIDERED IN THE CLOSED SESSION MEETING BY THE FAIRFAX COUNTY PLANNING COMMISSION.

Commissioners Batchelor-Causey and Sargeant seconded the motion which was carried by a by a vote of 8-0. Commissioners Clarke, Cortina, Hancock, and Thomas were absent from the meeting.

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Prior to adjourning Vice Chair Spain noted a motion for reconsideration regarding Commissioner Carters motion after going into closed session.

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Commissioner Spain MOVED TO RECONSIDER THE SAMUEL MORSE DECISION.

Commissioner Batchelor-Causey seconded the motion.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF A PLANNING COMMISSION ALTERNATIVE FOR SSPA 2023-III-11UP SAMUEL MORSE DRIVE, AS SHOWN ON THE HANDOUT DATED APRIL 29, 2026.

Commissioners Bennett and Sargeant seconded the motion, which was carried by a vote of 8-0. Commissioners Clarke, Cortina, Hancock, and Thomas were absent from the meeting.

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The meeting was adjourned at 9:37 p.m.
Phillip A. Niedzielski-Eichner, Chair
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: July 15, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 20 day of July 2026 by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028