

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
SITE-SPECIFIC PLAN AMENDMENT WORKSHOP
THURSDAY, MAY 22, 2025**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, 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
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
James Thomas, Springfield District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Kelly Atkinson, Director, Planning Division (PD),
Department of Planning and Development (DPD)
Graham Owen, PD, DPD
Katrina Newton, PD, DPD
Michael Burton, PD, DPD
Aaron Klibaner, PD, DPD
Clara Johnson, PD, DPD
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk
Services (DCS)
Teresa Desantis, Administration, DCS
Samantha Lawrence, Senior Deputy Clerk, Planning Commission, DCS

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

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**2025 COUNTYWIDE SITE-SPECIFIC PLAN AMENDMENT PROCESS – INTRODUCTORY
REMARKS**

Chairman Niedzielski-Eichner made preliminary comments on the purpose of the Countywide Site-Specific Plan Amendment (SSPA), nomination process. He stated that the May 22, 2025 SSPA workshop represented the next step in an extensive process that would ultimately help the Board of Supervisors determine whether or not amendments would be made to the Fairfax County Comprehensive Plan. The Comprehensive Plan was required by state law to guide the County's land use decisions. The 2025 Countywide SSPA process, provided an opportunity for

land owners and members of the public to nominate sites for changes to the Comprehensive Plan's land use guidance. The decision before the Planning Commission following these workshops determined whether or not a nomination should be recommended to the Board of Supervisors for further study. If the Planning Commission determined a nomination should be studied further, a recommendation would be made that the nomination be assigned to the Comprehensive Plan Work Program for further study by staff along with extensive nominator, community engagement, and public hearings. SSPA workshops were held on May 1, 2025, May 15, 2025, and May 22, 2025, prior to a recommendation to the Board of Supervisors. A total of 12 nominations in the Mason and Sully Districts were under consideration for the inclusion in the work program, and 75 listed speakers were scheduled to testify. The nominations were organized in the following two groups:

- The first group of nominations were in the form of a consent package which consisted of a draft list of nominations recommended by staff to be added to the work program, which did not generate public concern. Presentations and further discussion would be waived and would allow the Commission to focus the workshop on the nominations that generated speakers, where the Commission members would engage in a discussion, question and answer session with staff, the nominators, and the public, on staff's recommendations. A draft list of nominations for the consent package was available to Commission members, included in staff's presentation, and the process for removing items from the consent package was conveyed; and
- The second group of nominations was discuss individually, included staff and nominator presentations, followed by public testimony. Preliminary motions were made at the prior workshops and the Commission would continue that process. A final vote on the work program for recommendation to the Board of Supervisors was scheduled on June 4, 2025, and the record would remain open until a final decision was rendered.

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Chairman Niedzielski-Eichner recognized Katrina Newton, Planning Division (PD), Department of Planning and Development (DPD), for an overview of the SSPA process.

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Ms. Newton introduced members of her team, which included Kelly Atkinson, Director, PD, DPD; Graham Owen, PD, DPD; Michael Burton, PD, DPD; Aaron Klibaner, PD, DPD; and Clara Johnson, PD, DPD. Ms. Newton gave a presentation on the SSPA process and draft consent items.

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Chairman Niedzielski-Eichner stated his intent to move on the consent package as recommended by staff. He inquired as to whether the Commission wished to remove any of the three nominations from the consent package. The following concerns were duly noted:

- Concerns address regarding nomination CPN-2025-I-MA-047 – 6859 VERSAR COURT that was located in a flood plain, vehicle services provided in the flood plain, and a recommendation that staff further study this item.

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There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience and there was no response. Chairman Niedzielski-Eichner recognized Commissioner Wang who made preliminary comments and noted the following policy context and reasoning for her recommendations:

- Fairfax County and the nation lacked adequate affordable housing;
- “Over the past two decades, housing costs have outpaced income growth in the United States, increasing the rent burden and heightening barriers to homeownership (Treasury 2024). Policy experts and academics widely agree that these trends reflect a long-run housing supply shortage, which is a key driver of housing unaffordability (Bernstein et al. 2021, Khater, Kiefer, and Yanamandra 2021; Lee, Kemp, and Reina 2022).” Reference made to a Brookings Institution publication. Make it count: Measuring our housing supply shortage. <https://www.brookings.edu/articles/make-it-count-measuring-our-housing-supply-shortage/>
- The housing crisis had economic impacts that affected all, reduced consumer spending, made it difficult for businesses to attract and retain talent, drop in workforce mobility, and increased employee turnover;
- The housing crisis costs Virginia billions of dollars in jobs not generated, personal income loss, overall loss economic output, and societal impact which delayed making life decisions;
- The housing crisis could be mitigated by building more homes, as proposed by many of the Mason District nominations;
- The nominations that moved forward would need to meet the highest standards to advance through the process, would be thoroughly vetted, which included considerations for environmental, traffic issues, etcetera;
- Nominators should make good faith efforts to engage with the surrounding communities to address and understand their concerns;
- Nominators should be intentional about open space and park space planning at the beginning phase of a project; and
- Appreciated staff’s work on the SSPA nomination process.

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Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Spain.

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CONSENT AGENDA SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE FOLLOWING SSPA NOMINATIONS BE ADDED TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS RECOMMENDED BY STAFF IN THE SSPA WHITE PAPER:

- CPN-2025-I-MA-008 - 5505 AND 5515 CHEROKEE AVENUE
- CPN-2025-I-MA-023 - FOOD STAR
- CPN-2025-I-MA-047 - 6859 VERSAR COURT

Commissioners Bennett and Clarke seconded the motion, which was carried by a vote of 12-0.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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Chairman Niedzielski-Eichner noted the change in sequential order of the workshop for three nominations. He added that separate motions on the following nominations would differ from staff's recommendations:

- CPN-2025-I-MA-007 - 5300 SHAWNEE ROAD
- CPN-2025-I-MA-020 - SEARS SITE (SEVEN CORNERS)
- CPN-2025-I-MA-022 - 6675 LITTLE RIVER TURNPIKE

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR MASON DISTRICT

CPN-2025-I-MA-002 - 6326 EDSALL ROAD (BREN MAR PARK) – Located at 6326 Edsall Rd, Alexandria, VA 22312. Tax Map Parcels 81-1 ((1)) 13.
Nomination: Density of up to 12 du/ac.

Michael Burton, Planning Division (PD), Department of Planning and Development (DPD), gave a presentation on the proposed nomination. Staff supported adding the nomination to the Comprehensive Plan Work Program as a Tier 2 item.

Bruce Olcott, Nominator, gave a presentation on the subject nomination.

There was a discussion between Kelly Atkinson, Director, PD, DPD; Mr. Olcott; and multiple Commissioners regarding the following:

- Protections for the area's natural resources, which included the mature tree canopy, open space, stormwater runoff, and potential multimodal equipment at the site;
- Staff confirmed receipt of a site plan for a data center across the street from the subject property, next to the Bren Point Townhomes;
- Staff confirmed that the potential data center would require a 2232 application for a substation that supported the facility;
- A 2232 application for a substation has not been submitted for County review;
- Concerns regarding the higher density at the proposed site and a recommendation that the proposed density be reviewed to include the steep slopes and limits of disturbance;
- The applicant noted that the density for the 3 ½-acre property had more townhomes than depicted on the diagram, as presented;
- The applicant noted that they could not develop to R-12 standards on the site due to the steep slopes, tree canopy, and the need for stormwater runoff;
- The Park Authority's recommendation to add a buffer between the back of the townhomes and open space, as depicted on the diagram presented;
- The applicant confirmed that based on Comprehensive Plan language, the R-8 to R-12 density ranges would remain; and
- Concerns about the eight townhomes encroaching on the steep slopes and tree canopy.

Chairman Niedzielski-Eichner called for speakers from the audience.

Tyler Ray, 6186 Veneto Terrace, Alexandria, representing Bren Pointe Homeowners Association, expressed concerns about the proposal. A copy of Mr. Ray's statement is in the date file.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN-2025-I-MA-009 - THE JEFFERSON – Located at 6166 Leesburg Pike, Falls Church, VA 22044. Tax Map Parcels 51-3 ((1)) 24. Nomination: The nomination proposes to add the potential for up to 101 additional residential dwelling units in addition to the existing 310 multifamily units. New housing would consist of single-family attached and/or stacked townhouses and/or triplex units.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 2 item.

Scott Adams, Nominator's Agent, McGuireWoods LLP, gave a presentation on the subject nomination.

There was a discussion between Mr. Adams and multiple Commissioners regarding the following:

- The site currently lacked stormwater management for its impervious surfaces and the nominator's commitment to install modern stormwater controls across the site;
- The nominator's commitment on preserving the existing tree canopy at the site as part of the final site design, and would enhance the overall vegetation by planning additional trees;
- Acknowledged community feedback, noting concerns expressed, and appreciation for the opportunity to participate in an onsite walkthrough with the neighboring residents;
- Aligned with community's concerns regarding preservation of the tree canopy and implementation of high standard stormwater management facilities;
- Supported staff's recommendation to add this nomination to the work program as a Tier 3 item, for further study due to the housing shortage, potential opportunities for investments, and mitigate some of the site's existing issues;
- Recommended community engagement;
- The nominator confirmed that the property was acquired at the end of December 2024;
- Confirmation that long-term site improvements have been implemented that addressed historic issues, including the installation of a trash compactor, construction of new screeded enclosures for trash, fencing, upgraded security infrastructure such as surveillance cameras and other safety measures for the building, as well as hiring onsite security personnel on a rolling basis;
- Clarification that two concept site plans had been submitted, however, the final unit mix had not yet been determined;

- The preliminary concept included a mix of townhomes, stacked townhomes, and triplex homes, however the ultimate site layout and unit count would be finalized during the development review process;
- Clarification that the removal of parking along the Route-7 frontage was an intentional design decision, aimed at enhancing the site's streetscape, and created a more inviting pedestrian oriented frontage of the Seven Corners area;
- Some of the existing residents depended on surface parking, therefore, the nominator proposed to construct a parking deck on the northern portion of the site, to replace the displaced surface parking, and would accommodate the residential parking needs;
- The proposed parking deck would be one story above grade, and not a visibly imposing structure; and
- The nominator's commitment to further explore the garage's design to ensure proper screening and minimal impact on neighboring properties.

Chairman Niedzielski-Eichner called the first listed speaker.

Sabren Wahdan, 6133 Brook Drive, Falls Church, opposed the proposal. A copy of Ms. Wahdan's statement is in the date file.

Hassan Wahdan, 6133 Brook Drive, Falls Church, opposed the proposal, echoed the comments made by Sabren Wahdan on stormwater runoff, and noted the following:

- Concerns there were stop signs on Olin Drive but not on Brook Drive;
- Concerns regarding traffic flow and pedestrian safety on Olin Drive; and
- Complaints were made to the County regarding a damaged trash compactor that was located at the site.

Cindy Covell, 3114 Olin Drive, Falls Church, opposed the proposal because of the following:

- The proposed development should not be added to the work program;
- Concerns regarding the accuracy of the name of the development as referenced in staff's presentation and the Comprehensive Plan; and
- A suggestion that the service road should be extended and not blocked off, or Route-7 should be extended.

Casey Waesche, 3124 Celadon Lane, Falls Church, opposed the proposal because of the following:

- Concerns that the addition of new residential units would lead to increased density in the area;
- Concerns regarding the Islamic Center's plans for development of a community center;
- A suggestion that a comprehensive traffic study should be conducted to assess the potential long term impact of the proposal on the surrounding area; and
- Concerns regarding the proposal's potential impact on schools and green space.

Janice Tuten, 6117 Brook Drive, Falls Church, oppose the proposal. A copy of Ms. Tuten's statement is in the date file.

Frank Marino, 6132 Brook Drive, Falls Church, opposed the proposal because of the following:

- Concerns regarding flooding from the nearby commercial properties that created a high water table and worsened flooding conditions into Long Branch Creek;
- Opposition to the project's width and height, as well as the setback from the proposed townhomes along Olin Drive;
- Concerns regarding the loss of a transitional buffer from the existing Jefferson multifamily structure and single family homes;
- Concerns regarding the increased impervious surface area from the proposed parking structure and potential impact on stormwater management along both Brook Drive and Olin Drive; and
- The need for pedestrian safety and vehicular traffic calming measures along segments of Olin Drive.

Jean Gudaitis, 6103 Brook Drive, Falls Church, opposed the proposal because of the following:

- Concerns regarding stormwater runoff from the proposal potentially leading to erosion, sewer, and drainage issues affecting the neighboring properties;
- Parking challenges on Munson Hill Road, particularly where the road narrowed into a tight lane;
- Olin Drive experienced traffic congestion during school drop-off and pick-up times; and
- Traffic enforcement was a major concern specifically during emergencies.

Lars Issa, 3101 Olin Drive, Falls Church, representing Zoning Committee/SSPA Working Group and Lee Boulevard Heights Citizens Association, opposed the proposal. A copy of Mr. Issa's statement is in the date file.

Jamie Graf, 6075 Brook Drive, Falls Church, opposed the proposal because of the following:

- The proposal would increase the density on Olin Drive, the surrounding area, and would negatively impact the community;
- Echoed concerns regarding the lack of sidewalks, pedestrian safety, cut-through traffic along Olin Drive to Row Street onto Route-7, traffic congestion, and parking issues on Munson Hill; and
- Echoed the suggestion that a comprehensive traffic study should be conducted.

Matthew Sage, 6079 Brook Drive, Falls Church, representing Lee Boulevard Heights Citizens Association, opposed the proposal. A copy of Mr. Sage's statement is in the date file.

Rick Gondelman, 6132 Brook Drive, Falls Church, opposed the proposal. A copy of Mr. Gondelman's statement is in the date file.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

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CPN-2025-I-MA-010 - 7616 LITTLE RIVER TURNPIKE (WEST ANNANDALE) – Located at 7616 Little River Turnpike: 4112, 4114, and 4116 Woodland Rd, Annandale, VA 22003. Tax Map Parcels 59-4 ((6)) 10 and 19B; 60-3 ((12)) 5; 71-1 ((2)) 4. Nomination: Mixed Use option with office, residential and retail uses up to a 1.9 Floor Area Ratio (FAR).

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Kenneth Wire, Nominator's Agent, Wire Gill LLP, gave a presentation on the subject nomination.

There was a discussion between Mr. Wire and multiple Commissioners regarding the following:

- Supported the proposal because of the reduction in demand for office buildings and demand for increased housing;
- Recommended intentional planning at the onset for open space, improvements to the traffic flow, and biking and pedestrian networks in the surrounding area;
- Considerations for traffic calming measures along Annandale Road, Hummer Road, and Route-236 - Little River Turnpike; and
- Concerns regarding the increased density and the lack of open space to support the proposal.

Chairman Niedzielski-Eichner called the first listed speaker.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, supported the proposal. A copy of Mr. Booth's statement is in the date file.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner noted that CPN-2025-I-MA-007 - 5300 SHAWNEE ROAD and CPN-2025-I-MA-020 - SEARS SITE (SEVEN CORNERS) would be two of the final Mason District nominations that would be discussed. He recognized the next nomination.

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CPN-2025-I-MA-024 - STRAWBRIDGE SQUARE – Located at 5100 Lincoln Avenue, Alexandria, VA 22312. Tax Map Parcels 72-3 ((1)) 0040. Nomination: Option for residential use up to 20+ du/ac (131 additional dwelling units).

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 3 item.

Sara Mariska, Nominator's Agent, Oldin, Feldman, Pittleman, P.C., gave a presentation on the subject nomination.

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

- A recommendation that efforts be made early in the planning process to minimize the development's impact by avoiding environmentally sensitive areas, addressing parking concerns and incorporating open space into the design;
- Supported the existing sound wall, which helped reduce noise impact in the area;
- Contrasts between the site's current layout to the proposed site design. Visuals were presented;
- The nominator's intent to either expand or demolish and redevelop the site, potentially extending over parts of the existing surface parking area, with consideration given to expanding the current structures, and factoring in the associated costs;
- Concern regarding the potential displacement of existing residents and the removal of existing buildings;
- Concern regarding connectivity in densely populated areas, with limited access to mass transit, and limited the mobility of residents;

- Clarification that the Zoning Ordinance required a 2,200-foot setback from the interstate highway for residential use, the existing units were located less than 200-feet from the existing highway, and modifications of these units may be permitted under certain conditions, including for the purpose of mitigating noise impacts;
- A discussion on whether the financing for the proposal would likely be a Low-Income Housing Tax Credit (LIHTC) transaction, its requirements, and protections in place;
- Clarification that the proposal offered transit accessibility to existing transit station areas along Little River Turnpike; and
- The nominator's intent to engage the community on the proposal during the next phase of the nomination process.

Chairman Niedzielski-Eichner called the first listed speaker.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, supported the proposal. A copy of Mr. Booth's statement is in the date file.

There being no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

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CPN-2025-I-MA-050 - LINCOLNIA CBC LAND UNIT B1 – Located at 6229, 6261, 6227 Little River Turnpike, Alexandria, VA 22312. Tax Map Parcels 72-4 ((1)) 0014, 15, 17A. Nomination: Option for mixed use development up to 835,000 sq. feet to include 665 multifamily residential units; 20,000 sq. ft. of ground retail; 150,000 sq. ft. of either hotel or housing for older adults. Building heights ranging from 5 to 10 stories.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Evan Pritchard, Nominator's Agent, Wire Gill LLP, gave a presentation on the subject nomination.

There was a discussion between Mr. Pritchard and multiple Commissioners regarding the following:

- A recommendation that staff provide additional data on the traffic and pedestrian flow, and mitigation measures in place to resolve these issues;
- A recommendation that the frontage along Route-236 be improved, the bus stop on that service road was not adequate, stops in the middle of the main travel lanes posed a safety hazard to the riders, and the bus route on Beauregard Street that routed to Alexandria was at no cost; and

- A recommendation that the Urban Park Standards be calculated based on the number of proposed residential units, to determine the required park provisions.

Chairman Niedzielski-Eichner called the first listed speaker.

Joshua Booth, 6232 Shackelford Terrace, Alexandria 22312, supported the proposal. A copy of Mr. Booth's statement is in the date file.

There was a discussion between Mr. Adams and Commissioner Batchelor-Causey regarding the following:

- The nominator's intent to engage the community on CPN-2025-I-MA-009 - THE JEFFERSON, during the next phase of the nomination process and assurances that existing residents would not be displaced.

There were no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang for a motion on these nominations.

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Commissioner Wang MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER FOR THE FOLLOWING NOMINATIONS:

- ADD CPN-2025-I-MA-002 - 6326 EDSALL ROAD TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER TWO PRIORITY ITEM;
- ADD CPN-2025-I-MA-009 - 6166 LEESBURG PIKE (THE JEFFERSON) TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER TWO PRIORITY ITEM;
- ADD CPN-2025-I-MA-010 - 7616 LITTLE RIVER TURNPIKE TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM;
- ADD CPN-2025-I-MA-024 - 5128 LINCOLN AVE (STRAWBRIDGE SQUARE) TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER THREE PRIORITY ITEM; AND
- ADD CPN-2025-I-MA-050 - 6259 LITTLE RIVER TURNPIKE (LINCOLNIA CBC) TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM.

There was a discussion between Clara Johnson, PD, DPD and multiple Commissioners regarding the following nominations:

- A comment was made noting that on CPN-2025-I-MA-009 - 6166 LEESBURG PIKE (THE JEFFERSON), when additional development occurred further down the road on the opposite side, the resulting downstream flooding on Ravenswood was ultimately addressed not by the nonprofit developer, but by the County, which required significant investment;
- A suggestion that CPN-2025-I-MA-009 - 6166 LEESBURG PIKE (THE JEFFERSON), should be contingent upon the developer managing stormwater on the site, rather than transferring the burden to the County or taxpayers;
- Staff agreed to provide the Commission with data on the net increase in housing units, reduction in office space, and an assessment of weather projected growth justified the development of an additional elementary school;
- Further concerns regarding the existing stormwater issue and plans in place to resolve;
- Concerns regarding the proposed density for CPN-2025-I-MA-009 - 6166 LEESBURG PIKE (THE JEFFERSON), the additional units pose a challenge on the area, and plans in place to mitigate that issue;
- Staff clarified that a recent analysis was conducted with the proposed redesign of the intersection, however, this analysis did not account for the newly proposed housing units or associated land use changes; and
- Staff noted that during the evaluation process for the nominations, specifically CPN-2025-I-MA-020 - SEARS SITE (SEVEN CORNERS), information would have been generated for existing developments and would consider the impact of those proposed changes for all the plan amendments being considered.

Commissioners Bennett and Sargeant seconded the motion which was carried by a vote of 11-0-1
Commissioner Batchelor-Causey abstained from the vote.

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The Commission went into recess at 9:41 p.m. and reconvened in the Board Auditorium at 9:54 p.m.

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Chairman Niedzielski-Eichner announced that the remaining three Mason District nominations would be considered individually and separate motions would be presented.

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CPN-2025-I-MA-007 - 5300 SHAWNEE ROAD – 5300 Shawnee Rd, Alexandria, VA 22312. Tax Map Parcels 71-4 ((26)) 4A. Nomination: Multi-family residential use at 16 to 20 dwelling units per acre.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff did not recommend adding the nomination to the Comprehensive Plan Work Program.

Ashley Kyle, Nominator's Agent, Roth, Jackson Gibbons, Condlin, gave a presentation on the subject nomination.

There was a discussion between Mr. Burton, Ms. Kyle, and multiple Commissioners regarding the following:

- Disagreed with staff's recommendation on the subject nomination because the proposed area was meant to serve as a transition between industrial uses to the east and residential areas to the west;
- Land Unit D was on the edge of the industrial zone, currently designed for office use, was underutilized, and the proposal offered an alternative for much needed mixed income housing;
- The scarcity of industrial zoning and the challenges businesses faced in obtaining space in industrial zones;
- A discussion on the nominator's plan to incorporate the urban park area into the proposal;
- Part of the proposed lot was located in the Resource Protection Area (RPA);
- Staff clarified that the primary concern of the proposal was related to the remaining adjacent parcels, and their ability for future redevelopment, given the recently developed residential use; and
- Staff acknowledged that all of the existing commercial properties along Shawnee Road were adjacent to residential uses, and some of the associated concerns may already apply.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Julie Strandlie, 4566 Shetland Green Road, Alexandria, supported staff's recommendation because housing should not be located in industrial zones.

There were no additional speakers, further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang for a motion on this nomination.

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Commissioner Wang MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND ADDING CPN-2025-I-MA-007 - 5300 SHAWNEE ROAD TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER TWO PRIORITY ITEM, AS IT CONTINUED TO RECOMMEND THAT TO THE EXTENT PRACTICAL, STAFF EVALUATES HOW THIS SITE CAN BEST INTEGRATE WITH NEIGHBORING COMMERCIAL USES.

Prior to the vote, Chairman Niedzielski-Eichner and Commissioner Cortina stated the reasons why they supported or opposed the nomination.

Commissioners Spain and Clarke seconded the motion which was carried by a vote of 7-5. Commissioners Landgraf, Carter, Cortina, Bennett, and Batchelor-Causey voted in opposition.

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Chairman Niedzielski-Eichner recognized the next nomination.

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CPN-2025-I-MA-020 - SEARS SITE (SEVEN CORNERS) – Located at 6211 Leesburg Pike, Falls Church, VA 22003. Tax Map Parcels 51-3 ((11)) 0190A and 51-3 ((23)) A. Nomination: Proposes to add an option for up to 600 residential units and 7,500 s.f. of retail uses at an intensity of up to 1.75 FAR.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Scott Adams, Nominator's Agent, McGuireWoods LLP, gave a presentation on the subject nomination.

There was a discussion between Mr. Adams and multiple Commissioners regarding the following:

- The additional parcel that would be considered as part of the nomination;
- The parcel remained unused for a number of years and the absence of redevelopment would not serve the interest of the community;
- A recommendation that community serving retail should be considered, alongside meaningful planning of vibrant open space;

- Concerns regarding traffic congestion, pedestrian safety, improvements on Leesburg Pike, and bus rapid transit compatibility should be addressed;
- Assurances that the retail component of this proposal would be taken into consideration. A brief history of the site and the reason for the current use was provided; and
- A recommendation for multi-family residential use options on the Leesburg Pike street frontage and transportation opportunities to make connections to retail located across the street.

Chairman Niedzielski-Eichner called the first listed speaker.

Martin Machowsky, 6208 Colmac Drive, Falls Church, opposed the nomination, echoed concerns addressed, and noted the following:

- Disclosed that he served with Penelope Gross, former Supervisor, Mason District, to review the site and spent three years developing the proposal;
- Support the proposal and recommended that the commercial component be reviewed;
- Land Unit C was reviewed and the current nomination only referenced the Sears parcels, adding the additional parcel between Sears and the school;
- A parcel south or east of the site was included in an analysis conducted a decade ago, was not included in the current proposal, and led to a misconception when comparing the existing and proposed developments; and
- Concerns regarding an existing underutilized office building located on the site which was included in work done a decade ago.

Kathleen Brown, 3231 Juniper Lane, Falls Church, representing Ravenwood Citizens Association, addressed concerns on the nomination and offered suggestions on improvements. A copy of Ms. Brown's statement is in the date file.

Clyde Miller, 3436 Skyview Terrace, Falls Church, opposed the nomination being added to the work program as a Tier 1 item. A copy of Mr. Miller's statement is in the date file.

Debbie Smith, 3127 Juniper Lane, Falls Church, representing Mason District Council of Community Association, opposed the nomination. A copy of Ms. Smith's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and there was no response.

Further discussion between Mr. Adams and multiple Commissioners on the following:

- Clarification that the third parcel located south of Juniper Lane was not consolidated with the parcels for the nomination because of the following reasons:
 - The parcel to the north of the proposed site made more sense for consolidation from a planning standpoint;
 - The nominator had a relationship with the owner that allowed the opportunity for consolidation; and
 - The site to the south was disconnected from the remaining parcels.
- The nominator considered the recommended plans put forth by the community and was involved in that process;
- The nominator's intent to conduct extensive community outreach and engage in discussions with the neighboring communities on the vision for the proposed site;
- Concern there were narrow alleys and a suggestion that this nomination and CPN-2025-I-MA-009 - 6166 LEESBURG PIKE (THE JEFFERSON) be reviewed together; and
- Staff acknowledged the concern and explained why both nominations were considered separately, and the opportunity to consider the cumulative impacts.

There being no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang for a motion on this nomination.

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Prior to the motion, Commissioner Wang made additional comments on the nomination.

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Commissioner Wang MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND ADDING CPN-2025-I-MA-020 - 6211 LEESBURG PIKE (SEARS SITE SEVEN CORNERS) TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER ONE PRIORITY ITEM, TO INCLUDE REVIEW OF SUBUNIT C.

Commissioners Hancock and Sargeant seconded the motion which was carried by a vote of 12-0.

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Chairman Niedzielski-Eichner recognized the next nomination.

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CPN-2025-I-MA-022 - 6675 LITTLE RIVER TURNPIKE – Located at 6675 Little River Turnpike; 4600 & 4604 Randolph Road; 4605 Columbia Road, Annandale, VA 22003. Tax Map Parcels 71-2 ((10)) 1, 2, 11, 12. Nomination: Residential mixed-use up to a 2.75 FAR.

Michael Burton, PD, DPD, gave a presentation on the subject nomination. Staff did not recommend adding the nomination to the Comprehensive Plan Work Program.

Sara Mariska, Nominator's Agent, Odin, Feldman and Pittleman, P.C., gave a presentation on the subject nomination.

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

- The nominator's justification for the increased density in this nomination compared to the prior submission;
- Concerns regarding stormwater runoff, traffic circulation patterns, pedestrian safety, lessons learned from the previous submission, and the nominator's proposed strategies to address those issues;
- The nominator's plan for community engagement;
- Concerns regarding the proposed density, supported staff's recommendation, however evaluating the proposal at more realistic density may be supported due to the demand for affordable housing;
- Staff clarified the FARs for the proposed 186 units in comparison to a lower density;
- Staff clarified that multifamily residential that lent itself to green space, addressed parking in the same footprint, and stormwater management, would need to be considered and could be less lame consumptive than, for example, a townhouse product. Other impacts with density would need to be evaluated;
- Staff clarified how the FAR related to the ability to provide neighborhood serving retail on the site;
- Staff clarified that recent analysis in the Flint Hill Suburban Center study evaluated FARs for small suburban centers and recommended a 1 FAR;
- Concerns regarding school capacity and the impact of the proposal on schools;
- Staff clarified that schools were briefed on all screened nominations, a cumulative analysis was conducted as part of a planning study, in which each school pyramid was reviewed, and planning activities with those areas were evaluated;

- Further concerns regarding the impact of density on pedestrian safety and the lack of sidewalks from the proposal; and
- A suggestion that if the Commission supported the proposal, it should be considered as a Tier 3 item, it would be the nominator's responsibility to work with the community on improvements, and not the County.

Chairman Niedzielski-Eichner called the first listed speaker.

Donald McLeod, 4609 Columbia Road, Annandale, opposed the nomination. A copy of Mr. McLeod's statement is in the date file.

Cathy Liss, 4828 Randolph Drive, Annandale, opposed the nomination. A copy of Ms. Liss' statement is in the date file.

David Laux, 4613 Randolph Drive, Annandale, opposed the nomination because of water runoff from the site to his property.

Emily Chavez, 4620 Randolph Drive, Annandale, opposed the nomination. A copy of Ms. Chavez's statement is in the date file.

Colleen Coughlin, representing Pine Crest Community Association, opposed the nomination. A copy of Ms. Caughlin's statement is in the date file.

Lisa Haberle, 4816 Randolph Drive, Annandale, opposed the nomination. A copy of Ms. Haberle's statement is in the date file.

Lucas Plikaitis, 6625 Cardinal Lane, Annandale, opposed the nomination because of the following:

- The scale of the proposal and the impact it would have on the community;
- The proposed density would make the roads unsafe potentially impacting traffic safety;
- The high volume of traffic on Randolph Road;
- Visuals presented with the proposal depicted a single level of parking that did not support the building above it;
- Introducing business at the ground level could increase traffic volumes, and would negatively affect pedestrian safety; and
- The nomination lacked the characteristics of high quality and good faith.

Anh Ngo opposed the nomination. A copy of Ms. Ngo's statement is in the date file.

DeAnn Jelinek, 6585 Medinah Lane, Alexandria, opposed the nomination. A copy of Ms. Jelinek's statement is in the date file.

Larry Swetlow, 4828 Randolph Drive, Annandale, opposed the nomination. Mr. Swetlow echoed the concerns of the neighbors who testified and recommended that the Commission reject the proposal.

Norberto Vignoli, 4713 Randolph Court, Annandale, opposed the nomination. A copy of Mr. Vignoli's statement is in the date file.

Jan Kinney, 4712 Randolph Court, Annandale, opposed the nomination. A copy of Ms. Kinney's statement is in the date file.

Julie Strandlie, 4566 Shetland Green Road, Alexandria, opposed the nomination because of the following:

- Provided a summary of her work conducted as a former member of the Planning Commission and in other capacities within the County;
- Supported the need for additional housing in the County, the proposed site was not appropriate for the use, and the project would best serve the Community Business Center where Giant Food Grocery Store was located;
- On March 9, 2023, the Planning Commission rejected the previous submission at the proposed 109 units, and the current number of units proposed this submission was unacceptable;
- The community opposed adding this nomination to the work program; and
- The nominator has not conducted any community outreach over the past four years.

Anna Rappaport, 4841 Randolph Drive, Annandale, opposed the nomination. A copy of Ms. Rappaport's statement is in the date file.

Emma Pace, 6615 Cardinal Lane, Annandale, opposed the nomination because of the following:

- Concerns regarding traffic and pedestrian safety;
- The scale of the project was incompatible with the character of the neighborhood; and

- Echoed the comments and concerns of the neighbors who testified on the proposal.

Brooke Watkins, 4609 Columbia Road, Annandale, opposed the nomination because of the following:

- Echoed the comments and concerns of the neighbors on the nominator's lack of community outreach to discuss potential redevelopment plans;
- On March 9, 2023, the Planning Commission voted not to add the previous mixed-use proposal to the Comprehensive Plan Amendment Work Program;
- A 280 mixed-use multi-family apartment building with retail was approved in the Eastgate Shopping Center, alongside another 364 at the Alta Nova Apartments along Columbia Pike and Baileys Crossroads, additionally, 170 units were planned on the Fairfax County owned site adjacent from the Alta Nova Apartments. All units were located within the Mason District area, and were appropriate multifamily developments; and
- A suggestion that the proposal be developed in a C-2 Limited Office District, which would align with the Comprehensive Plan, would be compatible with the location.

Cheryl Roby, 6507 Gretna Green Way, Alexandria, opposed the nomination. A copy of Ms. Roby's statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience and there was no response.

Further discussion between Ms. Atkinson, Mr. Owen, and multiple Commissioners on the following:

- Staff clarified that nominations added as a Tier 3 item had merit for inclusion in the work program, however, outstanding issues needed to be addressed by a nominator which included obtaining community feedback, and drafting a proposal for staff's review;
- Staff clarified that each amendment recommended as a Tier 3 item would be accompanied by a list of considerations and authorizations that outlined key issues that must be addressed before the amendment could move into a more active review phase and advance to a higher tier level;
- Amendments recommended as a Tier 3 item were considered inactive until a Board of Supervisors reauthorization in the form of an action item;

- Board of Supervisor reauthorizations allowed an amendment to move forward based on progress made, necessary community engagement and any additional studies or information required;
- Board of Supervisors' action items on plan amendment are brought before the Planning Commission for public hearings; and
- Several Commissioners announce their intent to either abstain, vote in opposition, or suggest that this nomination be added as a Tier 3 item.

Chairman Niedzielski-Eichner recognized Commissioner Wang for a motion on this nomination.

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Prior to the motion, Commissioner Wang made additional comments on the nomination.

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Commissioner Wang MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND ADDING CPN-2025-I-MA-022 - 6675 LITTLE RIVER TURNPIKE TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER THREE PRIORITY ITEM, TO CONSIDER A RANGE OF 90 TO 140 RESIDENTIAL UNITS WITH NEIGHBORHOOD SERVING RETAIL.

Chairman Niedzielski-Eichner and Vice Chairman Spain seconded the motion.

Further discussion on the following:

- Staff clarified that based on the feedback received from all three workshops, the work program would be updated based on the Commission's preliminary recommendations, and the summary of change would be revised to include the range of units;
- Clarification was requested regarding the total FAR calculations; and
- Further reminder that the Commission would make a preliminary vote on this nomination and was not a final vote.

The motion failed by a vote of 4-5-3. Commissioners Landgraf, Carter, Cortina, Batchelor-Causey, and Thomas voted in opposition. Commissioners Sargeant, Hancock, and Bennett abstained from the vote.

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Chairman Niedzielski-Eichner recognized the next nomination.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR SULLY DISTRICT

CPN-2025-III-SU-017 - COMMUNITY OF FAITH UNITED METHODIST CHURCH – Located at 13224 Franklin Farm Road. Tax Map Parcels 35-1 ((4)) (19) C2. Nomination: Add an option for affordable multifamily residential use at 16-20 DU/AC with up to 157 dwelling units.

Aaron Klibaner, PD, DPD, gave a presentation on the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 3 item.

Abi Foster, Nominator, gave a presentation on the subject nomination, followed by a brief presentation by Robert Cristiano, Ph.D., Georgetown University, Affordable Housing Initiative.

Commissioner Spain made the following comments:

- Affordable housing was typically defined in relation to the area medium income;
- A housing unit was generally considered affordable if its cost did not exceed 30% of a household's gross income;
- The County's workforce dwelling unit policy and affordable dwelling unit regulations, specified ranges of income percentages of the medium income at different levels of affordability for working individuals;
- The proposal recommended as a Tier 3 item referred to deferred study, which indicated that substantial revisions to the proposed design, concept plans, or other elements, were required before advancing to active status; and
- The reasons why the proposal was recommended as a Tier 3 item; and
- Notice received that the community acquired legal representation and that the workshop would not address any issues related to litigation of covenants and their restrictions.

Commissioner Spain's comments were followed by a discussion between Mr. Klibaner and multiple Commissioners regarding the following:

- Clarification that the church would remain on the same site as the proposed housing development; and
- Staff clarified that surface parking was proposed at the site.

Chairman Niedzielski-Eichner called the first listed speaker.

David Inkellis, 13159 Autumn Hill Lane, Herndon, opposed the proposal. A copy of Mr. Inkellis' statement is in the date file.

Dale Luddeke, 13162 Autumn Hill Lane, Oak Hill, opposed the proposal. A copy of Mr. Luddeke's statement is in the date file.

Angie Camacho opposed the proposal. A copy of Ms. Camacho's statement is in the date file.

Marilyn Voigt, 3216 Nestlewood Drive, Oak Hill, opposed the proposal. A copy of Ms. Voigt's statement is in the date file.

Amit Khosa, 13161 Brynwood Court, Herndon, opposed the proposal because of the following:

- Conversion of this proposal to a high density area would visually impact the surrounding area;
- Concerns regarding traffic, traffic accidents, and pedestrian safety along Franklin Farm Road and Fairfax County Parkway; and
- A suggestion that the church should have informed him of the proposal due to the close proximity of his home to the church.

Beth Carter, 9906 Shady Slope Court, Fairfax Station, supported the proposal, with the ability to explore more with the community and continue the efforts to make a difference for individuals, which includes veterans who need affordable housing, and would be an asset to the Franklin Farm community.

Gwen Zanin, 12503 Northern Valley Court, Oak Hill, supported the proposal because of the following:

- Adding the proposal to the work program as a Tier 3 item to determine whether the site could be used to support future affordable housing;
- Initial studies needed to be completed to find out if the building could be situated on the site;
- The original plans for the site were intended to house a 500 person sanctuary, but instead was developed as supportive affordable housing for individuals who worked in critical roles in their community; and
- The church made its decision based on its faith and calling to assist those in need.

Rajiv Bartakke, 13010 Grey Friars Place, Oak Hill, representing Community of Faith United Methodist Church, supported the proposal. A copy of Mr. Bartakke's statement is in the date file.

Sandy Baron, 3001 Heritage Farm Court, Oak Hill, supported the proposal because it would provide affordable housing for healthcare professionals who worked in the County and also for those who provided volunteer services.

Tyler Schickner, 13160 Autumn Hill Lane, Herndon, opposed the proposal. A copy of Mr. Schickner's statement is in the date file.

Daniel McMorro, 13123 Applegrove Lane, Oak Hill, opposed the proposal because of the following:

- His conversation with the developer about his vision for Franklin Farm, which included the intended use of its open space;
- Concerns regarding the prospect of storm drainage, tree loss, noise levels, school boundaries, traffic, and safety; and
- Whether the proposal would improve or detract from the Franklin Farm community's quality of life.

Greg Carter, 9906 Shady Slope Court, Fairfax Station, supported the proposal because of the following:

- Supported the concept of studying the proposal to see if this might work at some unit level, at some height, and at some character, that looked like townhomes;
- Supported an environmental and traffic study;
- Served on several boards and leadership positions for two of the proposals; and
- A need for affordable housing in the County and nationally.

Charles Adams, 3218 Grassmere Court, Herndon, opposed the proposal because of the following:

- Understood the concept of affordability and the need in the County;
- Franklin Farm was a safe community, supported the strong covenants, followed the rules set when making changes to the homes within the community, and the neighboring properties are alerted and were supportive of those changes; and
- There were concerns about the lack of outreach to the Franklin Farm community and its homeowners association, as no notice of planned development had been provided.

Robert Busch, 3211 Brynwood Place, Oak Hill, opposed the proposal because of the following:

COMMUNITY OF FAITH UNITED METHODIST CHURCH

- Concerns regarding parking overflow, increased traffic, the lack of sidewalks, pedestrian safety, and access to the site would be between two child care centers; and
- Concerns regarding the environmental impact, tree loss, noise, and visual impact, change in character, and zoning changes as a result of the proposal.

John Chap Petersen, 3970 Chain Bridge Road, Fairfax, representing Franklin Farm Foundation, opposed the proposal because of the following:

- The Comprehensive Plan called for single family residential, maximizing green space between Chantilly and Reston along Route-50 corridor, and proposed as a single family residence and wooded buffer;
- This was a land use determination with no transit oriented development, there was no pedestrian retail only auto oriented retail, no mixed-use, and limited parking to accommodate the development;
- The Franklin Farm community came from a common origin, which was subject to declarations and covenants, and must be reviewed by the Architectural Review Board; and
- The proposed development did not fit with the character of Franklin Farm and was subject to a preliminary injunction.

Dorothy Wallen opposed the proposal because of the following:

- Concerns regarding the housing project centered on the increased traffic congestion, pedestrian safety, and the viability of the day care centers that were critical to the communities;
- Concerns regarding regular traffic bottlenecked at the intersection of Franklin Farm Road and Wrenn House Lane as parents attempt to enter the day care center;
- The traffic hazards and aggressive driving along Franklin Farm Road trying to get across Fairfax County Parkway, created a dangerous situation for parents attempting to enter the day care center and residents of the community turning on Wrenn House Lane; and
- The church site has limited parking and traffic congestion on Tuesdays, when the church hosts their food pantry, which impacted the day care center, egress, and pedestrian safety on both sides of Franklin Farm Road.

Samantha Schiefer, 13166 Autumn Hill Lane, Herndon, opposed the proposal because of the following:

- She loved the neighborhood because of the wildlife, climbed the tree in her front yard, play in the creek, see the ducks in the pond, the turtles, and fish in the lake; and
- She loved the residents in her neighborhood, those of whom she knew and trusted, and represented the children who lived on her street and supposedly did not approve of the apartment building in their community.

James Schiefer, 13166 Autumn Hill Lane, Herndon, opposed the proposal. A copy of Mr. Schiefer's statement is in the date file.

Henry Pohl, 3222 Nestlewood Drive, Oak Hill, opposed the proposal. A copy of Mr. Pohl's statement is in the date file.

Heidi Spencer, 3224 Nestlewood Drive, Herndon, opposed the because of the following:

- Disclosed that her son was on the autism spectrum, and due to his disability, was prone to wondering and elopement, and as a result selected their current residence based on specific safety criteria to meet his needs;
- Concerns regarding the large scale development, particularly the increased traffic on the already congested Nestlewood Drive and Franklin Farm Road, and the added vehicular and foot traffic would pose safety risks for her son and other neighborhood residents;
- Concerns regarding the potential destruction of the local wetlands, overcrowding of neighboring schools, and a decline in property values; and
- The community submitted a petition in opposition to the proposed development.

Joshua Booth, 6232 Shackelford Terrace, Alexandria, supported the proposal. A copy of Mr. Booth's statement is in the date file.

Lewis Grimm, 13152 Autumn Hill Lane, Herndon, opposed the proposal. A copy of Mr. Grimm's statement is in the date file.

Jeremy Sontag, 13211 Wrenn House Lane, Herndon, opposed the proposal because of the following:

- An opinion that living in the Sully District was not affordable;
- Concerns regarding traffic during the peak hours of the day;
- The Discovery Square Apartment development has not been completed and coupled with the proposal, would add to the traffic flow from Franklin Farm Road to Centerville Road on to Nestlewood Drive;

- Concerns regarding pedestrian safety and overflow parking on Wrenn House Lane; and
- Echoed the lack of community engagement.

David Readyoff, 13163 Brynwood Court, Herndon, opposed the proposal. A copy of Mr. Readyoff's statement is in the date file.

Mary Paden, 6631 Wakefield Drive, Alexandria, representing the National Association for the Advancement of Colored People, supported the proposal. A copy of Ms. Paden's statement is in the date file.

Buddy Heiman, 12762 Flat Meadow Lane, Oak Hill, opposed the proposal. A copy of Mr. Heiman's statement is in the date file.

Christina Martin, 3123 Nestlewood Drive, Oak Hill, opposed the proposal because of the following:

- A Fairfax County public school teacher and advocate for diversity, equity, inclusion, and clarified that she did not oppose helping others or to the development of affordable housing;
- Safety concerns related to the increased traffic on Franklin Farm Road and Nestlewood Drive;
- The traffic from the church's food pantry backed up onto the main road, and any increased housing density would further contribute to traffic congestion in the area;
- Disclosed that her daughter witnessed a traffic accident on Franklin Farm Road that involved a middle school student;
- Disclosed that she was struck by the side mirror of a speeding car while retrieving mail on Nestlewood Drive;
- Recounted another traffic incident that involved her child's stroller at the intersection of Franklin Farm Road and Nestlewood Drive; and
- The neighborhood's existing infrastructure was not designed to accommodate the increased traffic or higher density.

James Harshbarger, 13162 Brynwood Court, Herndon, opposed the proposal because of the following:

- The community provided feedback on this proposal at a virtual community meeting held on March 24, 2025;

COMMUNITY OF FAITH UNITED METHODIST CHURCH

- On April 21, 2025, the Joint Sully District Land Use and Transportation Committee recommended that this proposal not advance to the work program;
- April 24, 2025, the County's planning staff submitted a white paper recommending that this proposal be added as a Tier 3 item;
- The community submitted a petition with over 100 signatures in opposition to this process;
- An opinion that this site was not comparable to successful projects of other local Fairfax County churches that completed similar sites with higher density and urban localities that were capable of servicing the areas transportation and commerce needs;
- The proposal was not in harmony with the character of Franklin Farm and the surrounding neighborhoods; and
- Echoed the lack of community engagement.

William Minto, 3235 Allness Land, Oak Hill, supported the proposal because of the following:

- Served on his neighborhood Board and the Franklin Farm Board of Trustees;
- Was a member of Community of Faith United Methodist Church, Chairman of the Building Committee and Co-Chairman of the Trustees;
- The proposal would not reduce the current amount of open space;
- Franklin Farm has over 1,800 homes and the opposition to the proposal only represented a small segment of those homes in the subdivision; and
- The opinion that most Franklin Farm residents either didn't care about the proposal or wanted additional time to study and evaluate it.

Christopher Cremin, 3624 Buckey Court, Fairfax, supported the proposal because of the following:

- Disclosure that his daughter attended the day care across from Community of Faith United Methodist Church;
- Flyers were circulated throughout the community that called for the community to protect itself, the environment, the character of the community from the development;
- The complaints about protection muddled the water and was spreading fear about issues that were not real and the central message of the flyers were derogatory in nature;

- A view point that universal housing should be a priority, especially in a system that resulted in so many people being unable to afford their homes; and
- Supported staff's recommendation as a Tier 3 item.

Tierra Whitlow, 310 Raven Tower Court, Herndon, supported the proposal because of the following:

- The lack of affordable housing has made it nearly impossible for many people to live in the County;
- The proposal presented a glimmer of hope, offered the possibility of affordable living without the added burden of worrying about basic necessities and access to healthcare which remained at risk;
- Approving the proposal was desperately needed in the area;
- A traffic study and feasibility study would positively impact the community; and
- There has been significant changes made since the planning of the Franklin Farm community and the area.

Thomas Super, 13474 Old Dairy Court, Herndon, supported the proposal because of the following:

- It provided housing for individuals who served the community;
- The site would have minimal impact on the surrounding neighborhood;
- The proposal was nestled behind the church, out of sightlines and viewsheds, with limited environmental impact, and minimal tree loss; and
- There were not many sites to develop affordable housing in the area, supported the proposal as a Tier 3 item, with a recommendation for further review of traffic, environmental, stormwater management, crosswalks, and pedestrian safety.

Thomas Green, 12752 Flat Meadow Land, Herndon, opposed the proposal. A copy of Mr. Green's statement is in the date file.

Tracy Yopp, 13127 Tuckaway Drive, Herndon, opposed the proposal because of the following:

- The Franklin Farm planned community was diverse and had multiple levels of housing which included townhomes, single family detached homes, and traditional single family residences;

- At the March 24, 2025 virtual community meeting, she addressed traffic concerns on Franklin Farm Road and also at the intersection of Franklin Road and Fairfax County Parkway, and the County was aware of that issue; and
- Concerns regarding the lack of pedestrian safety.

Junella Carla Gabriel, 13328 Scotsmore Way, Oakhill, supported the proposal because of the following:

- Affordable housing can reduce crime, provide families with housing, education, and other community resources;
- Was unable to afford housing in the County due to insufficient income;
- Many of her friends in the area who were employed, resided with their parents because they have been priced out of their own hometowns or have moved to other jurisdictions; and
- The Franklin Farm Shopping Center was within walking distance of the area.

Unidentified speaker opposed the proposal and echoed Samantha Schiefer's comments regarding protections for the area's wildlife.

Evan Rume, 3309 Rosemere Court, Herndon, supported the proposal because his field of study and position in the job market would place him at 82% of the median income, which according to Housing Urban and Development standards, qualified as low income. He also expressed concerns about the global affordable housing crisis, and viewed the proposal as an existential boon to remain in the community.

Bob Sorinsa, 13111 Rounding Run Circle, Herndon, expressed the following concerns:

- A segment of the community supported the preservation of the planned Franklin Farm community;
- Another segment of the community expressed their views stating that there was a referendum on affordable housing in Fairfax County;
- The two concerns were completely at odds with what was at stake; and
- The church's plan to address affordable housing that satisfied both agendas, if the proposal was rejected.

Catherine Kelman, 13003 Mount Auburn Court, Herndon, expressed the following concerns:

- Although she and her spouse disliked growth that disrupted the community, they supported the opportunity for their children to live nearby, rather than having to move outside the County;
- Echoed the support of keeping the proposal as a Tier 3 item; and
- Concern that a developer did not discuss the proposal with the community.

There being no additional speakers, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for a motion on this nomination.

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Prior to the motion, Commissioner Spain made additional comments on the nomination, and acknowledged concerns raised by the community in opposition or support.

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Commissioner Spain MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND ADDING CPN-2025-III-SU-017 - COMMUNITY OF FAITH UNITED METHODIST CHURCH TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS A TIER THREE PRIORITY ITEM.

Commissioners Hancock, Bennett, and Wang seconded the motion.

Further discussion from multiple Commissioners, reiterating the reasons why they supported adding the nomination as a Tier 3 item on the work program.

The motion was carried by a vote of 11-0-1. Commissioner Clarke abstained from the vote.

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Chairman Niedzielski-Eichner thanked members of the Commission, staff, and the public, for their participation in the workshops.

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CLOSING

May 22, 2025

The meeting was adjourned at 1:50 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: Samantha Lawrence
Approved on: October 8, 2025



Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of October 2025, by Nicole Blackwell



Signature of Notary

Notary Seal

Notary registration number:

7114113

Commission expiration:

January 31, 2028

