Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
October 28, 2025

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk for the Board and at https://www.fairfaxcounty.gov/boardofsupervisors/board-supervisors-meetings by the Friday prior to each Tuesday meeting.

9:30 a.m. Presentations
9:30 a.m. Presentation of the History Commission Annual Report
10:00 a.m. Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
10:00 a.m. Matters Presented by Board Members
10:00 a.m. Items Presented by the County Executive

Closed Session

Public Hearings (see listings below for Public Hearings)

3:30 p.m. PCA 2003-HM-046-04/ CDPA 2003-HM-046-002 (RZPA 2025-HM-00004) - UNION INVESTMENT REAL ESTATE GMBH CORPORATION, PCA and CDPA Appl(s). to amend the proffers and conceptual development plan for RZ 2003-HM-046, to permit an additional office building at an overall site Floor Area Ratio of 0.96. Located on the N. side of Woodland View Dr. at its intersection with Woodland Pointe Ave., on approx. 6.78 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 16-4 ((1)) 44. Copies of proposed ordinances, plans, and amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SE 2023-SU-00009 - NEW LIFE CHRISTIAN CHURCH, SE Appl. to permit outdoor commercial recreation use with lighting and increase in height for containment structure. Located on approx. 2.72 ac. of land zoned I-3, AN and WS. Sully District. Tax Map 34-3 ((1)) 23A1(pt.). Copies of proposed ordinances, plans, and amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SE 2025-SU-00003 - REWA SADAN VA INC., SE Appl. to permit a retail sales use with an accessory warehouse component, and to increase the maximum gross floor area that may be devoted to retail sales, display area and accessory office space. Located on approx. 15,279 sq. ft. of land zoned I-3, I-4, HC, AN, and WS. Sully District. Tax Map 33-2 ((4)) 1A. Copies of proposed ordinances, plans, and amendments, as applicable, and possibly other documents relating to the

aforementioned subjects and/or application(s), are on file and may be examined on the County's website at https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. PCA-86-C-119-09/ PRCA 86-C-119-03/ DPA 86-C-119-05 (RZPA 2024-HM-00019) – BOSTON PROPERTIES LIMITED PARTNERSHIP, PCA, PRCA and DPA Appl(s). to amend the proffers, conditions, and the development plans for RZ 86-C-119 to permit modifications to proffers and site design at a 3.64 Floor Area Ratio (FAR) for DPA-86-C-119-05, 2.52 FAR for PCA-86-C-119-09/PRCA-86-C-119-03, and 3.02 FAR for the overall development, including bonus density for affordable housing. Located on the N. side of Sunset Hills Rd., W. side of Reston Pkwy., and E. of Town Center Pkwy., on approx. 13.93 ac. of land for DPA-86-C-119-05 and 23.58 ac. of land for PCA-86-C-119-09/PRCA-86-C-119-03, zoned PRC. Comp. Plan Rec: Transit Station Mixed Use and Residential Mixed Use. Hunter Mill District. Tax Map 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A for DPA-86-C-119-05 and Tax Map 17-3 ((1)) 5, 5H1, 29A, and 17-3 ((22)) 3 (pt.), 10001 (pt.) for PCA-86-C-119-09/PRCA-86-C-119-03. Copies of proposed ordinances, plans, and amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

4:00 p.m. Public hearing to consider adoption of amendments to the Code of the County of Fairfax, Virginia (County Code) Chapter 101 (Subdivision Ordinance) and Chapter 112.2 (Zoning Ordinance). The amendments propose to implement changes to the Code of Virginia §§15.2-2259 and 15.2-2260 made by Chapter 100 of the 2025 Virginia Acts of the Assembly (House Bill 2660) and Chapter 594 of the 2025 Virginia Acts of the Assembly (Senate Bill 974). The amendments reduce the time to distribute copies of submitted plans to state agencies from ten days to five days; reduce the review times that county staff has to review plats, site plans and subdivision plans from 60 days to 40 days for 1st submission, and from 45 days to 30 days for resubmissions. In addition, the amendments create a new requirement for the Director, or equivalent official having supervisory authority over the agent, to review the comments on 3rd or subsequent resubmissions within 14 days and determine if the plat or plan should be approved, allow the applicant to revise the plat or plan, or disapprove the plat or plan with the comments. The proposed amendment also includes other minor changes and editorial corrections. Questions regarding these proposed amendments may be directed to Jerry Stonefield of Land Development Services at: 703-324-1791. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov/landdevelopment/public-facilities-manual-and-code-amendments, and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project 2G40-162-004, Richmond Highway Bus Rapid Transit (RHBRT) (Franconia and Mount Vernon Districts). This project consists of widening of State Route 1 – Richmond Highway to allow for the construction of dedicated bus lanes and an additional vehicular travel lane in each direction, along with active transportation improvements that include connectivity improvements and bicycle and pedestrian facilities with the installation of ADA-compliant ramps. The project will take place approximately from the Huntington Metrorail Station along North Kings Highway connecting to Route 1 Richmond Highway approximately from Quander Road south to Sherwood Hall Lane. Properties affected by this phase of the project are located along North Kings Highway, South Kings Highway, Franklin Street, and Richmond Highway. Acquisitions, in whole or in part, will need to take place on properties including Tax Map Nos.: 0833-09-03-0015, 0833-01-0022B, 0833-01-0023A, 0833-01-

0022A, 0833-01-0022B1, 0833-01-0022C, 0833-01-0022D, 0833-40-0001A, 0833-40-0002A, 0833-40-0002A, 0833-0901B, 0833-0901-0005, 0833-0901-0005A, 0931-01-0022, 0931-01-0026, 0931-42-CONDO, 0931-43-CONDO, 0833-01-0020A, 0931-07-0001, 0931-01-0027, 0931-01-0077A, 0931-01-0024, 0931-01-0025, 0931-01-0031A, 0833-04-0001, 0833-04-0035, 0833-43-A, 0833-01-0007B, 0833T01-0007B, 0833-01-0007A, 0833-0501-0008, 0833-0501-0013, 0922-01-0016I, 0833-0501-0003, 0833-0501-0006, 0833-0501-0025, 0833-0501-0023, 0833-0501-0011A, 0833-0501-0012, 0931-27-0004, 0931-01-0001A, 0931-27-0002, 0931-27-0001, 0931-01-0094, 1013-03-CONDO, 0833-01-0006, 0833-37-A, 0833-05-01-0006A, 0833-05-01-0006C and 0931-02020001. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:00 p.m. Public hearing to consider the adoption of an amendment to *The Code of the County of Fairfax*, *Virginia* (Fairfax County Code), which will be set forth in Appendix G, to consider expanding the Edison Residential Permit Parking District (RPPD), District 50 (Franconia District). The proposed RPPD would be expanded in accordance with and subject to the provisions set forth in Article 5A of Chapter 82 of the Fairfax County Code and encompass the following street blocks: Woodway Drive (Route 3568), on the north side from Gum Street to the east end; and, the south side of Woodway Drive from the western property boundary of 5505 Woodway Drive to the east end. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:00 p.m. Public hearing on the proposed vacation of a portion of Rolling Road west of the intersection of Rolling Road and Traford Lane in the Springfield District pursuant to Virginia Code Ann. § 15.2-2204, and §15.2-2272, consisting of approximately 15,085 square feet, in the location as shown on that certain plat entitled "Record Plat Showing Vacation of a Portion of Rolling Road - Route #638), and Dedication of Various Easements on Lots 43, and 44 Unit 1 Fairfax Park (Deed Book Y-12 Page 534) Springfield Transportation District Fairfax County, Virginia", dated May 19, 2025, and prepared by Tri-Tek Engineering. The road is located on Tax Map 79-3 and is described on the metes and bounds schedules prepared by Tri-Tek Engineering, which are on file with the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:00 p.m. Citizens and businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters, and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period. Individuals wishing to provide public comment must sign up in advance no later than 12:00 p.m. on the day of the public comment period either online at https://www.fairfaxcounty.gov/bosclerk/speakers-form or by calling 703-324-3151.

The public hearings are available to view live on Channel 16 and stream live online at https://www.fairfaxcounty.gov/cableconsumer/channel-16/stream. Live audio of the meeting may be accessed at 703-324-7700. Those wishing to testify may do so in person, or via phone or pre-recorded YouTube video. Speakers wishing to testify via video must register by signing up online below or by calling the Department of Clerk Services at 703-324-3151, TTY 711, and must submit their video no later than 9 a.m. on the day prior to the hearing. Speakers wishing to testify via phone must sign up to testify no later than 12:00 p.m. the day of the hearing to be placed on the Speakers List. Speakers not on the Speakers List may be heard after the registered speakers have testified. In addition, written testimony and other submissions will be received by mail at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia, 22035 or by email at ClerktotheBOS@fairfaxcounty.gov. More information on the ways to testify can be found at https://www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony.

Copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and available for review on the County's website at https://www.fairfaxcounty.gov and at the Office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. See https://www.fairfaxcounty.gov/humanrights/notice-under-americans-disabilities-act. All televised government meetings are closed captioned in English and Spanish (los subtítulos en español). Reasonable accommodation is available upon 48 hours advance notice by calling 703-324-3151 or TTY 711.