Posted: 10/31/25
Revised: 12/4/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, December 3, 2025, at 7:30 PM

KEY
P/H – Public Hearing
D/O – Decision Only

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Development staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ-2024-SU-00003 and PCA-78-S-063-15 Sully	**NRP Park Meadow Acquisition LLC and NRP Corporate Point Acquisition LLC** Rezoning from the I-3 and I-4 zoning districts to the PDH-16 and I-4 zoning districts to allow a proposed residential development with a portion of the existing office to remain. Proffer Condition Amendment to remove land area from RZ 78-S-063. 14200 Park Meadow Drive Chantilly, VA 20151 Tax Map ID #: 44-3((6)) 12 and 44-4 ((5)) 14B Download Staff Report Here	Nicholas Cicero, DPD, ZED	**REC APPROVAL** D/O from 11/19/25
FDP-2024-SU-00003 Sully	**NRP Park Meadow Acquisition LLC and NRP Corporate Point Acquisition LLC** Rezoning from the I-3 and I-4 zoning districts to the PDH-16 and I-4 zoning districts to allow a proposed residential development with a portion of the existing office to remain. Proffer Condition Amendment to remove land area from RZ 78-S-063. 14200 Park Meadow Drive Chantilly, VA 20151 Tax Map ID #: 44-3((6)) 12 and 44-4 ((5)) 14B Download Staff Report Here	Nicholas Cicero, DPD, ZED	**APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
FDPA-2012-PR-002 (RZPA-2025-PR-00017) Providence	**Epic Padel Inc.** Request for temporary active outdoor recreational use. Located Northwest of Greensboro Drive, opposite of its intersection with Pinnacle Drive Tax Map ID #: 29-3 ((15)) 12A1 Download Staff Report Here	Karen Yee, DPD, ZED	**APPROVED**

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FDPA-2006-PR-017 (RZPA-2024-PR-00033) Providence	**Peter K. Sands and Milton J. Sands** Amend FDP 2006-PR-017 to permit an addition 10.5 feet from a side lot line and an accessory structure (detached garage) 18.4 feet from a front lot line. 2831 Cambridge Park Place, Fairfax VA 22031 Tax Map ID #: 48-2 ((17)) (2) 4 Download Staff Report Here	Carl Shumate, DPD, ZED	**APPROVED**
SE-2025-PR-00016 Providence	**MicroStrategy Incorporated d/b/a Strategy** Modifications to Sect. 7101.3.A.(1)(a), to permit a sign greater than 200 square feet in area. 1850 Towers Crescent Plaza, Vienna, VA 22182 Tax Map ID #: 39-2 ((29)) 1G Download Staff Report Here	Sunny Yang, DPD, ZED	**REC APPROVAL**
CDPA-2006-SU-025-04 and PCA-2006-SU-025-06 (RZPA-2025-SU-00024) Sully	**Timber Ridge Management, LLC** To amend the proffers, conceptual development plan, and final development plan for RZ-2006-SU-025, previously approved for mixed use, to permit single family attached dwellings and a community arts center, and associated modifications to proffers and site design at a 0.37 floor area ratio (FAR). Located on the Northwest quadrant of the intersection of Westfields Boulevard and Newbrook Road. Tax Map ID #: 44-1 ((1)) 6H4 Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
FDPA-2006-SU-025-06 Sully	**Timber Ridge Management, LLC** To amend the proffers, conceptual development plan, and final development plan for RZ-2006-SU-025, previously approved for mixed use, to permit single family attached dwellings and a community arts center, and associated modifications to proffers and site design at a 0.37 floor area ratio (FAR). Located on the Northwest quadrant of the intersection of Westfields Boulevard and Newbrook Road. Tax Map ID #: 44-1 ((1)) 6H4 Download Staff Report Here	Ciarra Downing, DPD, ZED	**APPROVED**

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RZ/FDP 2022-LE-00016 Franconia	**Steven Michael Sushner, Tr. and Adam Kirschenbaum Tr.** Rezoning from R1 to PDH-2 to develop eight (8) single family detached dwellings. East side of Beulah Street, south of Miller Drive and north of Crestleigh Way 7426, 7430 & 7434 Beulah Street, Alexandria, VA 22315 Tax Map ID #: 90-4 ((1)) 20, 91-3 ((1)) 24 and 25 Download Staff Report Here	Tabatha Cole, DPD, ZED	**D/O TO 1/7/26** P/H from 9/17/25

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP-2024-DR-00019 Con. W/ PCA-79-C-037-010 (RZPA-2024-DR-00047) Dranesville	**MCP Dulles Tech Center LLC** rezone from I-4 to PRM to permit residential development with a maximum Floor Area Ratio (FAR) of 1.41 and approval of the conceptual and final development plan**.** To amend the proffers for RZ-79-C-037 previously approved for industrial development to permit land deletion and associated modifications. 13600 Dulles Technology Drive, Herndon, VA 20171 Tax Map ID #: 16-3 ((1)) 31	Sharon Williams, DPD, ZED	To 12/10/25

All persons wishing to present their views on these subjects may call the Planning Commission Office at 703-324-2865, or register online at https://www.fairfaxcounty.gov/planningcommission/speaker no later than 1:00 p.m. the day of the meeting, to be placed on the Speakers List; and videos need to be submitted no later than 9 a.m. the day prior to the Planning Commission meeting, and then may appear and be heard via pre-recorded video or telephone. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and Plancom@fairfaxcounty.gov.

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 at the Planning Commission Office and on the County's website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Planning Commission Office at 703-324-2865.

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. All televised government meetings are closed captioned. For other accommodation, please call the Planning Commission Office, 703-324-2865, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.