Posted: 12/31/25
Revised: 2/26/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, February 25, 2026, 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
SE-2025-HM-00001 Hunter Mill	**Comstock Reston Station Holdings LC** To allow for sign modifications of code sections 7101.2 signs in residential areas of P districts, 7101.3 signs in commercial and industrial districts, 7102.1.E electronic display signs, and 7100.4 minor building-mounted and freestanding signs associated with nonresidential use. 1900 Reston Metro Plaza, Reston, VA 20190 Tax Map ID #: 17-4 ((1)) 17L1-L7; 17-4 ((1)) 17E; 17-4 ((20)) 1-8; 17-4 ((24)) 3; and 17-4 ((41)) A-C. Download Staff Report Here	Katelyn Quinn, DPD, ZED	**REC APPROVAL** D/O from 2/25/26 D/O from 1/14/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
Proposed Zoning Ordinance Amendment Countywide	**Congregate Living Facilities** The Zoning Ordinance Work Program, endorsed by the Board of Supervisors on June 24, 2025, lists Congregate Living Facilities as a Priority 1 item. This item directs staff to review zoning provisions for congregate living facilities to potentially expand the zoning districts where congregate living facilities are permitted and to broaden the definition and standards to include uses like homeless shelters and supportive housing. Download Staff Report Here	Jennan Qato, DPD, ZAD	**REC ADOPTION**
Proposed Zoning Ordinance Amendment Countywide	**Battery Energy Storage Systems** On July 30, 2024, the Board of Supervisors approved the FY 2025-2026 Zoning Ordinance Work Program which included Battery Energy Storage System (BESS) as a Priority 1 topic. This amendment will consider establishing permissions and standards for battery energy storage facilities. Download Staff Report Here	Jacqueline Kamp, DPD, ZAD	**REC ADOPTION**
SEA-85-M-086-03 Conc. w/ PCA 2020-MA-	**Radley Management, LLC** To amend SEA-85-M-086-02, previously approved for vehicle sales, rental and ancillary service	Carl Shumate, DPD, ZED	**REC APPROVAL**

012 (RZPA 2024-MA-00046) Mason	establishment, and increase in building height; to permit additional GFA for washing and detailing service facility ancillary use, and mezzanine for storage and parts. 5823 Columbia Pike, Falls Church, VA 22041 Tax Map #: 61-2 ((1)) 103A, 105, 105A, and 108 Download Staff Report Here		
SSPA 2023-IV-4S (Con. with RZ-2023-MV-00023/PCA-C-526-03 Con. with SE-2023-MV-00045) Mount Vernon	**Boston Boulevard – Costco** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Tax Map Parcel 99-1 ((12)) 24 for retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station. Download Staff Report Here	William Nance, DPD, PD Kelly Atkinson, DPD, PD	**REC APPROVAL**
RZ-2023-MV-00023/PCA-C-526-03 Con. with SE-2023-MV-00045 (Con. with SSPA 2023-IV-4S) Mount Vernon	**Costco Wholesale Corporation** To rezone from C-6 and I-5 to C-6 to permit the development of a vehicle fueling facility and an addition to the existing retail warehouse building. 7373 Boston Boulevard, Springfield, VA 22153 Tax Map #: 99-1 ((12)) 24 Download Staff Report Here	Tabatha Cole, DPD, ZED	**REC APPROVAL**
RZ-2025-DR-00016 Dranesville	**Beverly & Elm Development, LLC** Rezoning from C-6 to the PRM District for mixed use development 1368 Beverly Road, McLean, VA 22101 Tax Map #: 0302 10060009 Download Staff Report Here	Sunny Yang, DPD, ZED	**REC APPROVAL**
FDP-2025-DR-00016 Dranesville	**Beverly & Elm Development, LLC** Rezoning from C-6 to the PRM District for mixed use development 1368 Beverly Road, McLean, VA 22101 Tax Map #: 0302 10060009 Download Staff Report Here	Sunny Yang, DPD, ZED	**APPROVED**
RZ-2025-SP-00003 Springfield	**High Ridge TEI Equities LLC** Requests a rezoning of the Subject Property from the C-3 (Office) District to the PRM (Planned Residential Mixed-Use) District to permit the development of a mixed-use community. 3877 Fairfax Ridge Road, Fairfax, VA 22030 Tax Map #: 46-4 ((1)) 15B and 56-2 ((1)) 15C and 15D	Nicholas Cicero, DPD, ZED	**REC APPROVAL**

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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action

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.