Posted: 1/30/26
Revised: 3/12/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, March 11, 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.

Presentation by Alex Iams, Executive Vice President of the Fairfax County Economic Development Authority

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
Proposed Public Facilities Manual Amendment Countywide	**Amendments to the Public Facilities Manual (PFM) Re: Sanitary Sewer and Miscellaneous Edits** The proposed sanitary amendment updates Table 10.1 by reducing the recommended sewer design flow rates for single-family detached, multi-family, and office development and adding design flow rates for commercial and medical uses. The amendment updates peak flows for existing and new infrastructure including updating Plates 1-10 (Peak Flow Curve) and 2-10 (Peak Flow Chart). Miscellaneous edits are also proposed to align the PFM with current processes and ordinance updates. Download Staff Report Here	Jan Leavitt, LDS	**Rec Adoption**
RZ/ 2024-SP-00011 Con. with SEA 83-P-071-03 and PCA 77-C-111-05 (RZPA 2024-SP-00018) and PCA 79-C-054 (RZPA 2024-SP-00017) Springfield	**TPC Freedom I LC and TPC Freedom II LC** Request for rezoning to the PDC District to allow for mixed-use development. 11200 Waples Mill Road, Fairfax, VA 22030 Tax Map #: 56-2 ((1)) 74B & 57-1 ((1)) 1 and 23 Download Staff Report Here	Katelyn Quinn, DPD, ZED	**Rec Approval**
FDP 2024-SP-00011 Springfield	**TPC Freedom I LC and TPC Freedom II LC** Request for rezoning to the PDC District to allow for mixed-use development. 11200 Waples Mill Road, Fairfax, VA 22030 Tax Map #: 56-2 ((1)) 74B & 57-1 ((1)) 1 and 23 Download Staff Report Here	Katelyn Quinn, DPD, ZED	**Approved**

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SSPA 2023-I-2B (PA-2023-00019) Mason	**Cavalier Club** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 43 to add an option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain. Download Staff Report Here	Michael Wing, DPD, PD	**Rec Adoption**
PA 2025-CW-T1 (PA-2025-00001) Countywide	**Active Fairfax Transportation Plan Study** On May 13, 2025, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to incorporate the Active Transportation and Trails Plan, including updates to the Transportation Element of the Policy Plan to align technical terms, definitions and facility type recommendations, map notes and to remove references to the Countywide Trails Plan and Bicycle Master Plan. Download Staff Report Here	Michael Lynskey, DPD, PD	**D/O to 3/18/26**

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP-2025-FR-00011 Franconia	**CIA-Beulah Street LLC** Requesting a rezoning of the subject properties to the PDH-12 District to permit the development of a residential community comprised of townhomes and a multifamily residential building to include a waiver of the required 200 square foot privacy yard and waiver of a private street which exceeds 600 feet in length. Located at the Northwest quadrant of the intersection of Beulah Street and Grovedale Drive Tax Map #: 81-3 ((5)) 15,15A,15B,15C, 17C, and 17D	Tabatha Cole, DPD, ZED	To 4/8/26

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.

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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.