Posted: 2/27/26
Revised: 4/9/26

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
## Wednesday, April 8, 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.

## ADMINISTRATIVE ITEM

| | Staff | PC Action |
|---|---|---|
| **FY 2027 - FY 2031 Advertised Capital Improvement Program**<br>Download Capital Improvement Program Here | Martha Reed, DMB | **REC APPROVAL**<br>MARK-UP FROM 3/4/26 |

## ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|---|---|
| AFR 2025-SU-00003<br>Sully | **Hickox Local Agricultural and Forestal District**<br>Renewal of the A&F District designation of approximately 81 acres.<br>15950 Route 29 Centreville, VA 20120<br>Tax Map #: 64-1 ((4)) 7Z4, 7Z1, 7Z2, 7Z3, 64-1 ((7)) 31Z, 34Z, 35Z, 36Z, 37Z, 38Z, 39Z, 40Z, 41Z, 42Z, 53-3 ((7)) 32Z and 33Z<br>Download Staff Report Here | Sophia Fisher, DPD, ZED | **REC ADOPTION** |
| RZ-2025-FR-00011<br>Franconia | **CIA-Beulah Street LLC**<br>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.<br>Located at the Northwest quadrant of the intersection of Beulah Street and Grovedale Drive<br>Tax Map #: 81-3 ((5)) 15,15A,15B,15C, 17C, and 17D<br>Download Staff Report Here | Tabatha Cole, DPD, ZED | **REC APPROVAL** |
| FDP-2025-FR-00011<br>Franconia | **CIA-Beulah Street LLC**<br>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.<br>Located at the Northwest quadrant of the intersection of Beulah Street and Grovedale Drive | Tabatha Cole, DPD, ZED | **APPROVED** |

Posted: 2/27/26
Revised: 4/9/26

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
## Wednesday, April 8, 2026, at 7:30 PM

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

| | | | |
|---|---|---|---|
| | Tax Map #: 81-3 ((5)) 15,15A,15B,15C, 17C, and 17D<br>Download Staff Report Here | | |
| SSPA 2023-III-11UP (PA 2023-00047)<br>Hunter Mill | **Samuel Morse Drive**<br>On April 11, 2023 the Fairfax County Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Reston Transit Station Area (2023-III-6UP), which was initially classified as Tier 3 on the work program and included ten SSPA nominations in the Hunter Mill District, including the nomination for Samuel Morse Drive.<br>Tax Map #: 18-3 ((6)) 7A, 7B, and 7C<br>Download Staff Report Here | Kazi Mohaimin, DPD, PD/ Clara Johnson, DPD, PD | **D/O to 4/29/26** |
| Proposed Zoning Ordinance Amendment<br>Countywide | **Zoning Application Fees and the Planned District Recreation Minimum Expenditure**<br>On March 3, 2026, the Board of Supervisors authorized public hearings on a Proposed Zoning Ordinance Amendment Re: Zoning Application Fees and Planned District Recreation Minimum Expenditure.<br>Download Staff Report Here | Adam Nowaczyk, DPD, ZAD | **REC ADOPTION** |
| Proposed Code Amendment<br>Countywide | **Proposed Amendments to Appendix Q (Land Development Services Fee Schedule) of The Code of the County of Fairfax, Virginia Regarding Adjustment of Fees Charged by Land Development Services for Plan Review, Permits and Inspection Services**<br>On March 3, 2026, the Board of Supervisors authorized public hearings regarding proposed changes to that include a 5% increase across most of the fee schedule.<br>Download Staff Report Here | Tonya Mills, LDS | **REC ADOPTION** |
| Proposed Code Amendment<br>Countywide | **Proposed Amendments to the Code of the County of Fairfax, Chapter 62**<br>On March 3, 2026, the Board of Supervisors authorized public hearing regarding proposed amendment to Chapter 62, Fire Protection, of the Code of the County of Fairfax, regarding Fire Marshal fees for plan review, permits, and inspection services.<br>Download Staff Report Here | William Vannoy, Fire and Rescue | **REC ADOPTION** |

Posted: 2/27/26
Revised: 4/9/26

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
## Wednesday, April 8, 2026, at 7:30 PM

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

| | | | |
|---|---|---|---|
| Proposed Code Amendment Countywide | **Proposed Amendments to the Code of the County of Fairfax, Appendix Q, Sections D and H** On March 3, 2026, the Board of Supervisors authorized public hearing regarding proposed amendments to Appendix Q, Section I, Subsection H, and Section II, Subsection D, of the Code of the County of Fairfax, regarding Fire Marshal plan review and inspection services fees. Download Staff Report Here | William Vannoy, Fire and Rescue | **REC ADOPTION** |

## 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.