Posted: 9/1/26
Revised: 10/8/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, October 7, 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 PUBLIC HEARING

Application	Applicant	Staff	PC Action
Proposed Zoning Ordinance Amendment Countywide	**2026 Code of Virginia Updates** Updates to the Zoning Ordinance as required by the State, in response to new legislation that was adopted through the 2026 Virginia General Assembly Session. Download Staff Report Here	Austin Gastrell, DPD, ZAD	**REC ADOPTION**
RZ/FDP-2024-MA-00004 Mason	**MS-Gallows, LLC** A rezoning of an assemblage of thirteen parcels from the R-2 District to the Planned Development House (PDH-4) District to permit the development of thirty-two (32) single-family detached dwellings. 3400 Gallows Road, Annandale, VA 22003 Tax Map # 59-2 ((1)) 29A, 29B, 30-36, 41, 42, 43, and 43A Download Staff Report Here	Sunny Yang, DPD, ZED	**D/O to 10/14/26**
2232-2026-FR-00002 Franconia	**Hybla Valley Childcare Center** Expanding uses within the existing childcare center. 7952 Audubon Avenue, Alexandria, VA 22306 Tax Map # 101-2 ((1)) 14 and 101-2 ((1)) 15 Download Staff Report Here	Nathalie Degraff, DPD, PD	**APPROVED**
SE-2025-MA-00043 concurrent with 2232-2025-MA-00011 Mason	**Fairfax County Water Authority / Willston Tank Replacement** To permit a new water facility and replacing a 200,000-gallon water tank with a 1-million-gallon water tank. 2921 Patrick Henry Drive, Falls Church, VA 22044 Tax Map # 51-3-((18))-E1 Download SE-2025-MA-00043 Staff Report Here	Kevin McMahan, DPD, ZED/ David Stinson, DPD, PD	**REC APPROVAL**
2232-2025-MA-00011 concurrent with SE-2025-MA-00043 Mason	**Fairfax County Water Authority / Willston Tank Replacement** To permit a new water facility and replacing a 200,000-gallon water tank with a 1-million-gallon water tank. 2921 Patrick Henry Drive, Falls Church, VA 22044 Tax Map # 51-3-((18))-E1 Download 2232-2025-MA-00011 Staff Report Here	Kevin McMahan, DPD, ZED/ David Stinson, DPD, PD	**APPROVED**

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SE-2025-FR-00044 Franconia	**CM Beulah LLC** To permit 86 townhome-style independent living units on the Subject Property. 7301 Beulah Street, Alexandria, VA 22315 Tax map # 91-3 ((8)) 1, 2, 3, 4, 5A, A and B	Nicholas Cicero, DPD, ZED	**P/H to 10/29/26**

Closed Session

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 accommodations 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.