



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
December 9, 2025

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk for the Board and at <https://www.fairfaxcounty.gov/boardofsupervisors/board-supervisors-meetings> by the Friday prior to each Tuesday meeting.

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- 9:30 a.m. Presentations
 - 9:30 a.m. Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
 - 10:00 a.m. Board Adoption of the 2026 Legislative Program for the Virginia General Assembly, Approval of the County's 119th Congress Federal Legislative Strategy and Principles
 - 10:30 a.m. Matters Presented by Board Members
 - 10:30 a.m. Items Presented by the County Executive

Closed Session

Public Hearings (see listings below for Public Hearings)

3:30 p.m. PCA-2006-SU-025-06/CDPA-2006-SU-025-04 (RZPA-2025-SU-00024) - TIMBER RIDGE MANAGEMENT, LLC, PCA and CDPA Appl(s). to amend the proffers and conceptual 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 in the N.W. quadrant of the intersection of Westfields Blvd. and Newbrook Rd., on approx. 6.84 ac. of land zoned PDC, AN and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-1 ((1)) 6H4. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports> and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SE-2025-HM-00001 - COMSTOCK RESTON STATION HOLDINGS LC, SE Appl. to permit sign modifications. Located on approx. 17.55ac. of land zoned PDC. Hunter Mill District. Tax Map 17-4 ((1)) 17L1-L7; 17-4 ((1)) 17E; 17-4 ((20)) 1-8; 17-4 ((24)) 3; and 17-4 ((41)) A-C. **INTENT TO DEFER TO 02/03/2026 AT 3:30 P.M.**

3:30 p.m. SEA-82-C-027-002 - WOLF TRAP FOUNDATION FOR THE PERFORMING ARTS, SEA Appl. to amend SE 82-C-027 previously approved for a cultural center to permit a building addition and associated modifications to site design and development conditions. Located on approx. 17.25ac. of land zoned R-1. Hunter Mill District. Tax Map 28-2 ((1)) 32C and 32D. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the

County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports> and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SEA-2006-PR-008 - SONIC DEVELOPMENT, LLC, SEA Appl. to amend SE 2006-PR-008 previously approved for a vehicle sale, rental and ancillary establishments, to permit a building addition and associated modifications to site design and development conditions. Located on approx. 2.86 ac. of land zoned C-8, I-5, and HC. Providence District. Tax Map 49-3 ((1)) 41A and 42. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports> and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SE-2025-PR-00016 - MICROSTRATEGY INCORPORATED D/B/A STRATEGY, SE Appl. to permit modifications of sign regulations for building mounted signs. Located on approx. 27,878 sq. ft. of land zoned PDC, HC and SC. Providence District. Tax Map 39-2 ((29)) 1G (pt.). Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports> and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

3:30 p.m. SE-2024-PR-00039 - VIP MANAGEMENT, LLC, SE Appl. to permit an adult day care center. Located on approx. 36,822 sq. ft. of land zoned C-2 and HC. Providence District. Tax Map 49-3 ((1)) 60. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports> and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, VA (703)324-1290.

4:00 p.m. DECISION ONLY on Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA. Plan Amendment [2022-CW-2CP](#) is a Countywide Plan amendment to update the Comprehensive Plan Policy Plan, which guides planning and development activities by describing future development patterns in Fairfax County and protecting natural and cultural resources. This Plan amendment was divided into 2 phases, with Phase 1 considering revisions to the Preface and Introduction, Land Use, Transportation, Environment, Human Services, Parks and Recreation, Visual and Performing Arts, and Glossary Elements, which is the focus of this public hearing and staff report. Phase 2 is a future phase and may include the remaining Policy Plan Elements (Housing, Economic Development, Heritage Resources, Public Facilities, Revitalization, Glossary, and the Chesapeake Bay Supplement) and may commence upon the completion of Phase 1. Copies of proposed ordinances, plans, and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and available to be examined at the Department of Planning and Development, 12055 Government Center Parkway, Suite 730, Fairfax, Virginia (703)324-1380 and on the County's website at <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports>. The Planning Commission (PC) recommendation may be viewed online at <https://www.fairfaxcounty.gov/planningcommission/pcaction-home>, may be obtained from the PC office, 12000 Government Center Pkwy., Suite 552, Fairfax, VA, or alternative arrangements may be made by calling the PC office at 703-324-2865, TTY 711.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA. **Policy Background:** Fairfax County is home to seven manufactured housing communities (MHCs), also known as mobile home communities. Unlike traditional homeownership, where the land and home are owned by a single entity, residents of manufactured homes typically own the home but rent the land from a separate entity. These communities serve as a crucial but diminishing source of housing for working families. In August 2021, the Board of Supervisors (Board) established the Manufactured Housing Task Force (MHTF) for the purpose of developing a set of strategic recommendations to preserve the affordable housing opportunities in the MHCs. The task force developed 34 recommendations that addressed the unique challenges experienced by residents of the MHCs. Three of the MHTF's recommendations relate to the Comprehensive Plan. **Proposed Comprehensive Plan Amendment:** On October 11, 2022, the Board authorized consideration of a Comprehensive Plan amendment 2022-CW-1CP to implement the MHTF's Comprehensive Plan recommendations. The proposed Comprehensive Plan amendment includes revisions to the Housing and Land Use elements of the Policy Plan to recommend preserving the affordability of the MHCs, and where redevelopment is planned, supporting a goal of no loss of affordable units. The amendment proposes changes to the Comprehensive Plan Glossary to define Manufactured Housing and Manufactured Housing Community. The amendment also proposes changes to Comprehensive Land Use Plan Map and/or the Area Plans volumes to recommend revisions to the site-specific land use recommendations for the seven existing MHCs in line with the Policy Plan revisions, including for the following sites:

- Waples Mills Estates (Braddock District) 11209 Route 29; Tax Map 56-2 ((1)) 46
- Audubon Estates (Franconia District) 7930 Audubon Avenue; Tax Map 101-2 ((1)) 13
- Harmony Place Trailer Park (Franconia District) 8018 Richmond Highway; Tax Map 101-2 ((6)) 25
- Alexandria Mobile Home Park (Mount Vernon District) 8501 Richmond Highway; Tax Map: 101-3 ((1)) 31C, 32, 33, 101-3 ((9)) (1) 1-4
- Woodley Hills Estates (Mount Vernon District) 2816 Camellia Drive; Tax Map 93-3 ((31)) 6
- Meadows of Chantilly (Sully District) 4200 Airline Parkway; Tax Map: 34-3 ((1)) 21
- Penn Daw Terrace Mobile Home Park (Mount Vernon District) 6240 Shields Avenue; Tax Map 83-3 ((1)) 25, 83-3 ((8)) 2,3,5,6,7

The proposed Comprehensive Plan amendment is concurrent and in coordination with the proposed Manufactured Housing Zoning Ordinance amendment (ZOA), being prepared by the Zoning Administration Division, and the Manufactured Housing Relocation Guidelines, which are being developed by the Department of Housing and Community Development (HCD). Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 730, Fairfax, VA (703)324-1380. The Planning Commission (PC) recommendation may be viewed online at <https://www.fairfaxcounty.gov/planningcommission/pcaction-home> or from the PC office, 12000 Government Center Pkwy., Suite 552, Fairfax, VA, or alternative arrangements may be made by calling the PC office at 703-324-2865, TTY 711.

4:00 p.m. Public hearing on the matter of a proposed amendment to Chapter 112.2 (the Zoning Ordinance) of the Code of the County of Fairfax, at which time it will consider the following: The changes, as set forth in the proposed amendment, may include, without limitation: (1) revising the purpose statement for the Residential-Manufactured Home Park District (R-MHP); (2) revising the R-MHP lot and building dimensional standards and related figures; (3) revising the additional standards for R-MHP and the use standards for a manufactured home; (4) revising the permitted uses in R-MHP; (5) adding minimum separation distance for manufactured homes to the Zoning Administrator authorized reductions for an error in building location; (6) adding a special permit option for a reduction of the minimum distance requirement for manufactured homes, including setting

submission, notice, and fee requirements; (7) expanding the Board's ability to modify or waive the density penalty for manufactured home parks; (8) excluding manufactured home parks from the limitation on the number of dwelling units on a lot; (9) deleting provisions for manufactured home parks from the Affordable Dwelling Unit Program; (10) adding the replacement of a manufactured home as a permitted use in the floodplain and exempting replaced manufactured homes from the minimum setback from the floodplain; (11) allowing private streets in manufactured home parks; (12) revising the transitional screening requirements to apply the single-family dwelling requirements to manufactured homes; (13) increasing the minimum parking rate for manufactured homes; (14) adding nonconformity provisions for manufactured homes, including a special exception application for existing nonconforming manufactured home parks and add an associated fee; (15) revising the definitions relating to manufactured homes; and (16) making other clarifying, organizational, and editorial revisions. The Board of Supervisors may make appropriate changes or corrections in the proposals as a result of the hearing. Copies of the proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s) are on file and may be examined online at <https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments> and at the Zoning Administration Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. If you have questions regarding this amendment, please contact the Zoning Administration Division at 703-324-1314.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA. Plan Amendment SSPA 2023-III-1BR concerns approx. 64 ac. generally located at 4850 Stonecroft Boulevard Tax Map 43-2 ((2)) 39C in the Sully Supervisor District. The area is planned for a mix of uses including office, conference center/hotel, industrial, and industrial/flex uses up to of 0.5 Floor Area Ratio (FAR), and private open space. The amendment will consider adding an option to increase the maximum intensity of the site up to 0.69 FAR, allowing for an additional office building and parking structure. Recommendations relating to the transportation network may also be modified. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports and at the Department of Planning and Development, 12055 Government Center Parkway, Suite 730, Fairfax, VA (703)324-1380. The Planning Commission (PC) recommendation may be viewed online at <https://www.fairfaxcounty.gov/planningcommission/pcaction-home> or from the PC office, 12000 Government Center Pkwy., Suite 552, Fairfax, VA, or alternative arrangements may be made by calling the PC office at 703-324-2865, TTY 711.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA. Plan Amendment 2024-CW-T1 concerns the Route 29 corridor from Buckleys Gate Drive/Summit Drive to Jermantown Road/Rust Road. The corridor was the subject of a transportation study that reassessed the recommendations in the Comprehensive Plan ("Plan") and considered multimodal, context-sensitive solutions that serve all users and modes of transportation to meet the long-term needs of the corridor. On December 3, 2024, the Board of Supervisors endorsed the study's findings and directed staff to update the Comprehensive Plan. The proposed amendment removes the planned interchanges at Legato Road, Monument Drive/Village Drive, and Waples Mill Road/Shirley Gate Road at Route 29 from the Comprehensive Transportation Plan Map. The amendment also adds or modifies Area Plan recommendations to support the implementation of the specific at-grade intersection improvements and pedestrian/bicycle elements along the study corridor. Copies of proposed plans, ordinances, and/or amendments, as applicable, and possibly other documents relating to the aforementioned subjects and/or application(s), are on file and may be examined on the County's website at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports and at the Department of Planning and Development, 12055 Government

Center Parkway, Suite 730, Fairfax, VA (703)324-1380. The Planning Commission (PC) recommendation may be viewed online at <https://www.fairfaxcounty.gov/planningcommission/pcaction-home> or from the PC office, 12000 Government Center Pkwy., Suite 552, Fairfax, VA, or alternative arrangements may be made by calling the PC office at 703-324-2865, TTY 711.

4:30 p.m. Public hearing to consider the adoption of an amendment to *The Code of the County of Fairfax, Virginia* (Fairfax County Code), which will be set forth in Appendix G, to consider expanding the Cedar Residential Permit Parking District (RPPD), District 35 (Providence District). The proposed RPPD would be expanded in accordance with and subject to the provisions set forth in Article 5A of Chapter 82 of the Fairfax County Code and encompass the following street blocks: Acorn Circle (Route 992) from Cedar Lane to the cul-de-sac inclusive. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:30 p.m. Public hearing to consider adoption of a proposed amendment to Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (County Code). Pursuant to the authority and mandates of the Virginia Erosion and Stormwater Management Act, Article 2.3 (§ 62.1-44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Virginia Code, the Virginia Erosion and Stormwater Management Regulation, Chapter 875 of Title 9 of the Virginia Administrative Code (the Regulation), and Title 15.2 of the Virginia Code, the amendment implements changes to the Regulation and clarifies existing requirements. The sections to be amended are Sections 124.1-1-2, 124.1-1-4, 124.1-2-1, 124.1-2-2, 124.1-2-4, 124.1-2-5, 124.1-2-6, 124.1-2-7, 124.1-2-8, 124.1-2-9, 124.1-3-1, 124.1-4-2, 124.1-4-3, 124.1-6-2, and 124.1-6-3. The major changes are to: the water quality control requirement for new development, which is reduced from 0.41 pounds/acre/year to 0.26 pounds/acre/year for plans submitted on or after July 1, 2025; the methodology for demonstrating compliance with the water quality control requirement for both new development and redevelopment, which requires use of the updated Virginia Runoff Reduction Method; and the design of both construction (erosion and sediment controls) and post-construction facilities (Best Management Practices), which requires use of the updated designs in the new Virginia Stormwater Management Handbook. The new Virginia Stormwater Management Handbook consolidates prior versions of the Virginia Erosion and Sediment Control Handbook and the Virginia Stormwater Management Handbook. In addition to the changes made in response to the changes to the Regulation, a change to the right of entry provision is also proposed in accordance with HB2008/SB1093, which expands the right of entry to areas outside the area of the County's Municipal Separate Storm Sewer System. Questions regarding these proposed amendments may be directed to John Friedman of Land Development Services at: 703-324-1773. Copies of the full text of the proposed ordinance and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov/landdevelopment/public-facilities-manual-and-code-amendments and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:30 p.m. Public Hearing to consider an ordinance to amend The Code of the County of Fairfax, Virginia, (County Code), Chapter 4, (Taxation and Finance), Chapter 21 (Automobile Graveyards), and Chapter 23 (Bondsmen) by amending and readopting sections of the Fairfax County Code to resolve inconsistencies between other chapters of the County Code. This includes amendments to payment deadlines, clarifying language, the repeal of Sections 4-10-6, 23-1-6 and 23-1-7 of the County Code, and general housekeeping changes. Questions regarding these proposed amendments to Chapter 4, Chapter 21, and Chapter 23 may be directed to the Personal Property

and Business License Division of the Tax Administration at 703-222-8234, Option 4. Copies of the full text of the proposed ordinance and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:30 p.m. Public hearing to consider proposed amendments to the Fairfax County Code Section 82-5-32, Removal, Immobilization, and Disposition of Vehicles Unlawfully Parked on Private or County Property. The proposed amendments replace the registration certificate with a requirement for trespass tow operators to obtain an operator permit from the Fairfax County Department of Cable and Consumer Services to tow and store or release vehicles within the County; provide for the denial, suspension, or revocation of operator permits; and change certain rates and charges. The proposed amendments also include other minor changes and editorial corrections. Rates and charges proposed to be changed include: 1) Establishing a hookup and initial towing fee of up to \$210 for passenger cars; 2) Increasing the hookup and initial towing fee for vehicles other than passenger cars with a GVWR of less than 7,500 pounds from \$150 up to \$210; 3) Increasing the hookup and initial towing fee for vehicles other than passenger cars with a GVWR of 7,501 pounds through 10,000 pounds from \$250 up to \$470; 4) Increasing the hookup and initial towing fee for vehicles other than passenger cars with a GVWR of greater than 10,000 pounds from \$500 up to \$630; 5) Increasing the drop fee from \$50 up to \$80; 6) Increasing the storage fee (after 24 hours) from \$50 per 24-hour period up to \$70 per 24-hour period; and 7) Increasing the Administrative Fee from \$75 up to \$150. Questions regarding these proposed amendments may be directed to the Department of Cable and Consumer Services at: 703-222-8435, TTY 711 or at consumer@fairfaxcounty.gov. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:30 p.m. Public hearing to consider adoption of an uncodified ordinance to approve the change of ownership of CoxCom, LLC, d/b/a Cox Communications Northern Virginia (CoxCom) to Charter Communications, Inc. (a transfer). CoxCom currently holds a cable franchise for the entire County except for the Reston Franchise Area. CoxCom's corporate parent, Cox Enterprises, Inc., wishes to transfer ownership and control of CoxCom to Charter Communications, Inc. Questions regarding this proposed change of ownership may be directed to the Department of Cable and Consumer Services at: 703-222-8435, TTY 711 or at consumer@fairfaxcounty.gov. Copies of the full text of proposed ordinances, plans, and amendments, as applicable, and/or possibly other documents relating to the aforementioned subjects, are on file and available for review on the County's website at www.fairfaxcounty.gov and at the office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

4:30 p.m. Citizens and businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters, and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period. Individuals wishing to provide public comment must sign up in advance no later than 12:00 p.m. on the day of the public comment period either online at <https://www.fairfaxcounty.gov/bosclerk/speakers-form> or by calling 703-324-3151.

The public hearings are available to view live on Channel 16 and stream live online at <https://www.fairfaxcounty.gov/cableconsumer/channel-16/stream>. Live audio of the meeting may be accessed at 703-324-7700. Those wishing to testify may do so in person, or via phone or pre-

recorded YouTube video. Speakers wishing to testify via video must register by signing up online below or by calling the Department of Clerk Services at 703-324-3151, TTY 711, and must submit their video no later than 9 a.m. on the day prior to the hearing. Speakers wishing to testify via phone must sign up to testify no later than 12:00 p.m. the day of the hearing to be placed on the Speakers List. Speakers not on the Speakers List may be heard after the registered speakers have testified. In addition, written testimony and other submissions will be received by mail at 12000 Government Center Parkway, Suite 552, Fairfax, Virginia, 22035 or by email at ClerktotheBOS@fairfaxcounty.gov. More information on the ways to testify can be found at <https://www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony>.

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 on the County's website at <https://www.fairfaxcounty.gov> and at the Office of the Clerk for the Board of Supervisors, 12000 Government Center Parkway, Suite 552, Fairfax, VA (703-324-3151).

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. See <https://www.fairfaxcounty.gov/humanrights/notice-under-americans-disabilities-act>. All televised government meetings are closed captioned in English and Spanish (los subtítulos en español). Reasonable accommodation is available upon 48 hours advance notice by calling 703-324-3151 or TTY 711.

