



Fairfax County, Virginia **BOARD OF SUPERVISORS** **DRAFT AGENDA**

Tuesday
March 17, 2026

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
 - 9:30 a.m. Report on General Assembly Activities
 - 10:00 a.m. Matters Presented by Board Members
 - 10:00 a.m. Items Presented by the County Executive

Closed Session

Public Hearings (see listings below for Public Hearings)

3:30 p.m. SEA-85-M-086-03 - RADLEY MANAGEMENT, LLC, SEA Appl. to amend SE-85-M-086 previously approved for vehicle sales, rental and ancillary service establishment with an increase in maximum height from 40 ft. to 50 ft., to permit additional GFA for washing and detailing service facility ancillary use, with a mezzanine for storage and parts and associated modifications to site design and development conditions. Located on approx. 4.52 ac. of land zoned C-8, HC, SC, and CRD. Mason District. Tax Map 61-2 ((1)) 103A, 105, 105A, and 108. (Concurrent with PCA-2020-MA-012 (RZPA-2024-MA-00046)). 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. PCA-2020-MA-012 (RZPA-2024-MA-00046) - RADLEY MANAGEMENT, PCA Appl. to amend the proffers for RZ-2020-MA-012 previously approved for commercial use to allow for modifications to site and development conditions to permit additional GFA for a washing and detailing service facility ancillary use, and mezzanine for storage and parts, with an overall Floor Area Ratio (FAR) of 0.26. Located S. of Columbia Pike and W. of Williams Ln. on approx. 1.08 ac. of land zoned C-8, HC, SC and CRD. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 61-2 ((1)) 108. (Concurrent with SEA-85-M-086-03). 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. RZ-2025-DR-00016 - BEVERLY & ELM DEVELOPMENT, LLC, RZ Appl. to rezone from C-6, HC and SC to PRM, HC and SC to permit a mixed-use residential development with an overall intensity of 3.36 Floor Area Ratio (FAR) and approval of the conceptual development plan. Located in the N.W. corner of Elm St. and Beverly Rd. on approx. 24,471 sq. ft. of land. Comp. Plan Rec: Office and Retail. Dranesville District. Tax Map 30-2 ((10)) (6) 9. 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. RZ-2024-SU-00003 - NRP PARK MEADOW ACQUISITION LLC AND NRP CORPORATE POINT ACQUISITION LLC, RZ Appl. to rezone from I-3, I-4, AN and WS to PDH-16, I-4, AN and WS to permit up to 115 stacked townhouse units and single family attached dwelling units and up to an additional 7,500 sq. ft. of office space with an overall Floor Area Ratio (FAR) of 0.5 excluding bonus density and approval of the conceptual development plan. Located on the E. side of Park Meadow Dr. and W. side of Newbrook Dr. within the Westfields Business Park, N. of Poplar Tree Rd. and S. of Westfields Blvd. on approx. 17.57 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3 ((6)) 12C; 44-4 ((5)) 12 and 14B. (Concurrent with PCA-78-S-063-15). 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. PCA-78-S-063-15 - NRP PARK MEADOW ACQUISITION LLC AND NRP CORPORATE POINT ACQUISITION LLC, PCA Appl. to amend the proffers for RZ 78-S-063 previously approved for industrial uses to permit the deletion of land area from the governing rezoning. Located on the E. side of Park Meadow Dr., and W. side of Newbrook Dr., within the Westfields Business Park, N. of Poplar Tree Rd. and S. of Westfields Blvd., on approx. 17.57 ac. of land zoned I-3, I-4, AN and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3 ((6)) 12C; 44-4 ((5)) 12 and 14B. (Concurrent with RZ-2024-SU-00003). 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. RZ-2025-DR-00013 - SPRING HILL LAND, LLC, RZ Appl. to rezone from R-1 to PDH-3 to permit 14 single-family detached dwellings with an overall density of 2.82 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the W. side of Spring Hill Rd. and N. of Dulles Access Rd (Route 267) on approx. 4.97 ac. of land. Comp. Plan Rec: Residential, 2-3 du/ac. Dranesville District. Tax Maps 29-1 ((1)) 45; 29-1 ((4)) 1, 2, and 3. 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. PCA-2003-MV-033-002 - (RZPA-2025-MV-00060) - BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, PCA Appl. to amend the proffers for RZ-2003-MV-033 previously approved for mixed use development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 0.22. Located on the E. side of Ox Rd. and S. side of Workhouse Rd. on approx. 53.08 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities, Governmental & Institutional Use. Mount Vernon District. Tax Map 106-4 ((1)) 58. 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. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA. Plan Amendment SSPA 2023-IV-4S concerns approx. 2.81 ac. generally located at 7375 Boston Boulevard (Tax Map Parcel 99-1 ((12)) 24) in the Mount Vernon Supervisor District. The area is planned for Industrial up to 0.50 FAR. The amendment will consider adding an option for community-serving retail uses up to 0.25 FAR subject to conditions. Recommendations relating to the transportation network may also be modified. SSPA 2023-IV-4S is concurrently under review with applications RZ-2023-MV-00023/PCA-C-526-03 and SE-2023-MV-00045. Consult <https://plus.fairfaxcounty.gov/CitizenAccess/Welcome.aspx> for a description and information on the status of these applications. 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.

3:30 p.m. RZ-2023-MV-00023 - COSTCO WHOLESALE CORPORATION, RZ Appl. to rezone from C-6, NR and I-5 to C-6 and NR to permit retail sales, large, and vehicle fueling station with an overall Floor Area Ratio (FAR) of 0.20. Located on the S. side of Boston Blvd. in the Virginia 95 Business Park, and S. of Fullerton Rd. on approx. 17.62 ac. of land. Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 99-1 ((12)) C and 24. (Concurrent with PCA-C-526-03 and SE-2023-MV-00045). 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. PCA-C-526-03 - COSTCO WHOLESALE CORPORATION, PCA Appl. to amend the proffers for RZ-C-526 previously approved for an Industrial Park to delete land area. Located on the S. side of Boston Blvd. in the Virginia 95 Business Park, S. of Fullerton Rd. on approx. 2.81 ac. of land zoned I-5 and NR. Comp. Plan Rec: Industrial. Mount Vernon District. Tax Map 99-1 ((12)) 24. (Concurrent with RZ-2023-MV-00023 and SE-2023-MV-00045). 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-2023-MV-00045 - COSTCO WHOLESALE CORPORATION, SE Appl. to permit a retail sales, large, and vehicle fueling station. Located on approx. 17.62 ac. of land zoned C-6 and NR. Mount Vernon District. Tax Map 99-1 ((12)) C and 24. (Concurrent with RZ-2023-MV-00023 and PCA-C-526-03). 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. 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. RZ-2025-FR-00005 - FRANCONIA DEVELOPMENT PARTNERS, LLC, RZ Appl. to rezone from R-2 and HC to PDH-40 and HC to permit 120 multifamily units with an overall density of 36.14 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located on the S. side of Franconia Rd., E. of Grovedale Dr. and W. of Beulah St. on approx. 3.32 ac. of land. Comp. Plan Rec: Public facilities with an option for multifamily residential up to 120 units inclusive of bonus related to affordable and workforce dwelling units. Franconia District. Tax Map 81-3 ((5)) 3A, 2A, 2B, 2C1 and 83-3 ((8)) 503. 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. Public hearing to consider a proposed amendment to Chapter 112.2 (the Zoning Ordinance) of the Code of the County of Fairfax regarding large-scale battery energy storage system (BESS), which is advertised by reference. The proposed changes may include, without limitation: (1) revising the Light Utility Facility definition to include BESS and adding a new definition for BESS; (2) adding new permissions for BESS; (3) adding or revising standards for BESS relating to setbacks, fence and wall height, emergency operation plan, decommissioning plan and financial security, noise study, applicable codes and standards, and transitional screening and barriers. 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 a proposed amendment to Chapter 112.2 (the Zoning Ordinance) of the Code of the County of Fairfax regarding congregate living facilities, which is advertised by reference. The proposed changes may include, without limitation: (1) revising the definition of a congregate living facility; (2) expanding the zoning districts in which a congregate living facility may be permitted by special exception; (3) adding new use standards for congregate living

facilities in commercial and industrial districts and a new standard regarding on-site staff and services; (4) adding a new special exception submission requirement; and (5) 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 on the 5-Year Consolidated Plan (FY 2027 – FY 2031) and Proposed 1-Year Action Plan (FY 2027). Fairfax County anticipates receiving an estimated \$8.4 million in federal grant funds (Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships Program) from the U.S. Department of Housing and Urban Development in FY 2027 to support housing, human services, and community development priorities. The County is seeking community feedback on proposed priorities, strategies, goals and activities to guide the investment of these funds. The Proposed 5-Year Consolidated Plan identifies the County's housing, human services, and community development priorities and critical needs and outlines overall strategies and goals for meeting those needs during the 5-year period. The Proposed 1-Year Action Plan describes the specific activities to achieve the overall goals and strategies contained in the Consolidated Plan. For additional information, visit: <https://bit.ly/FY27PublicComment>. Step 1: Review the Plans. Both plans can be accessed online at www.fairfaxcounty.gov/housing/data/consolidated-plan. Physical copies of these plans will also be made available for review at the information desks at the Fairfax County Government Center (12000 Government Center Parkway, Fairfax), the Gerry Hyland Government Center (8350 Richmond Highway, Alexandria) the Department of Housing and Community Development (3700 Pender Drive, Fairfax), each Fairfax County Public Library branch, and other public facilities where advertised on-site. Step 2: Submit Your Comments: Online at <https://bit.ly/FY27PublicComment>; By email to DHCDGrants@fairfaxcounty.gov; In writing or hand-delivered* to: Fairfax County Department of Housing and Community Development Attn: Sherryn Craig, 3700 Pender Drive, Suite 300, Fairfax, Virginia, 22030; At the Public Hearing on March 17, 2026 at 4:00 p.m. on the Proposed 5-Year Consolidated Plan and 1-Year Action Plan. *If you are hand-delivering comments, please use the grey drop box located to the right of the entrance to the building. All comments must be received by 4 p.m., on March 17, 2026.

4:00 p.m. Public hearing on the matter of the sale of Sewer Revenue Bonds Series 2026A and 2026B. The proceeds of the sale of the Series 2026A Sewer Revenue Bonds will primarily be used to support capital improvement projects at certain Wastewater Treatment Plants that provide wastewater capacity to the Integrated Sewer System (System). The bond proceeds can also be used for additional capital needs of the System. The bond sale is expected to occur the week of April 27, 2026. It is estimated that the Series 2026A Resolution will include a maximum bond amount of \$250,000,000 to fund project costs. In addition to the project costs, the Series 2026A bonds will finance the costs of issuing the bonds. The proceeds of the Series 2026B Bonds will be used to (i) refund certain of the outstanding sewer revenue bonds issued by the County and (ii) pay the costs of issuing the 2026B Bonds. 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).

4:00 p.m. Public hearing on the sale of approximately 41.7 acres of County-owned property at 3721 Stonecroft Boulevard, in the Sully District, to SCG Global Holdings, L.L.C, pursuant to *Virginia Code Ann. § 15.2-1800*. The property is located on Tax Map 0341 01 0005 and consists of a total of approximately 128 acres. Copies of the draft Purchase and Sale Agreement 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).

4:00 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.

