

Posted: 10/01/25
Revised: 11/13/25

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 12, 2025, 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 DECISION ONLY

Application	Applicant	Staff	PC Action
Plan Amendment 2022-CW-2CP Countywide	Countywide Policy Plan Update On December 6, 2022, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Countywide Policy Plan. The Countywide Policy Plan consists of the following elements: Preface and Introduction, Land Use, Transportation, Housing, Environment, Economic Development, Heritage Resources, Public Facilities, Human Services, Parks and Recreation, Revitalization, and Visual and Performing Arts. Download Staff Report Here	Corinne Bebek, DPD, PD	REC ADOPTION D/O from 10/15/25

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SEA 2006-PR-008 Providence	Sonic Development, LLC To amend SE-2006-PR-008, previously approved for vehicle sale, rental and ancillary establishments, to permit a building addition. 8415 Route 29 Fairfax, VA 22031 Tax Map #: 49-3 ((1)) 41A & 42 Download Staff Report	St. Clair Williams, DPD, ZED	REC APPROVAL
RZ 2024-MA-00017 concurrent with SEA-85-M-101-04 Mason	Phillips Programs To rezone from R-1 & R-5 districts to R-5 district for expansion of an existing private school. The applicant seeks to amend the existing special exception to incorporate additional land area and modify and expand the existing private school facilities, and to permit an 8' fence in a side yard. 7010 Braddock Road, Annandale, VA 22003 Tax Map #: 71-3 ((8)) 5; 71-4 ((20)) 1, 3, 4, and 71-4 ((21)) 42 Download Staff Report	Ciarra Downing, DPD, ZED	REC APPROVAL

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[Plan Amendment
SSPA 2023-III-
2FC](#)
Springfield

Fair Oaks Business Park
On April 11, 2023, the Board of Supervisors authorized consideration for residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses. Specific considerations should include the provision of residential-serving amenities, future connectivity with planned uses in the land unit and in the City of Fairfax and ensuring that adjacent properties fronting Route 50 can develop in line with the adopted plan.
3949 Pender Drive, 11208 and 11204 Waples Mill Road, Fairfax, VA 22030
Tax Map #: 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23
[Download Staff Report Here](#)

Sahar
Hamdard,
DPD, PD

REC ADOPTION
P/H from 10/16/25

[County Code
Amendment](#)
Countywide

**Public Hearings on Adoption of
Amendments to Chapter 124.1 (Erosion and
Stormwater Management Ordinance) of The
Code of the County of Fairfax, Virginia to
Implement Changes to the Virginia Erosion
and Stormwater Management Regulation**
Implement Changes to the Virginia Erosion and
Stormwater Management Regulation
[Download Staff Report Here](#)

John
Friedman,
LDS/ Jan
Leavitt, LDS

REC ADOPTION

[Plan Amendment
2022-CW-1CP](#)
(concurrent with
ZOA,
Manufactured
Home Parks)
Countywide

Manufactured Housing
On October 11, 2022, the Board of Supervisors authorized the consideration of a Countywide Comprehensive Plan amendment for Manufactured Housing. The amendment should be developed in accordance with the recommendations of the Manufactured Housing.
[Download Staff Report Here](#)

Lia Niebauer,
DPD, PD

D/O to 11/19/25

[Proposed Zoning
Ordinance
Amendment](#)
(concurrent with
PA 2022-CW-
1CP)
Countywide

**Residential Manufactured Home Park
District and Related Revisions**
Amendment to consider revisions to the bulk regulations and use standards for the R-MHP District and other provisions of the Zoning Ordinance to incentivize preservation of existing manufactured home communities.
[Download Staff Report Here](#)

Carmen
Bishop, DPD,
PD /Graham
Owen, DPD,
PD and Ivana
Escobar,
HCD/
Meghan Van
Dam, HCD

D/O to 11/19/25

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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SE 2024-HM-00027 Hunter Mill	Saman Khosravi SE for waiver of lot width to allow subdivision into two lots. 11064 Stuart Mill Road Oakton, VA 22124 Tax Map #: 27-3 ((01)) 0020	Kevin McMahan, DPD, ZED	Indefinite Deferral
RZ 2024-DR-00018/PCA 78-D-049 concurrent with SE 2024-DR-00031 Dranesville	Flagship Virginia OPCO, LLC Rezone from the C-8 and R-1 zoning districts to the C-8 zoning district to permit a carwash, 1013 Dranesville Road Herndon, VA 20170 Tax Map #: 6-3 ((1)) 2A and 2B	Tabatha Cole. DPD, ZED	To 1/7/26

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.

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.