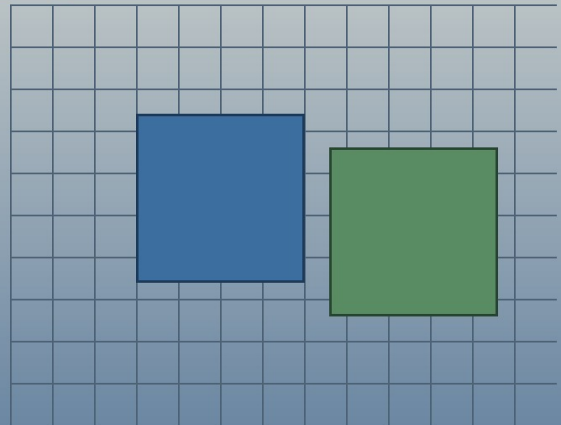


Fairfax Zoning Hearings

Board of Supervisors · October 13, 2026

Rezoning R-1→PDH-2 · Comp Plan amendments

Land use · Vienna Metro · Fairfax Center



Fairfax County Zoning and Comprehensive Plan Hearings: Board Calendar Set for October 13

Public paper · October 4, 2026 · Zoning desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Fairfax County Board of Supervisors will hold public hearings October 13, 2026 on rezoning RZ-2025-DR-00021 (R-1 to PDH-2), proffer/CDPA amendments near Vienna Metro, and multiple Comprehensive Plan amendments including Discovery Square and Fairfax Center land-use options.

Fairfax County, Virginia published its official public-hearing notice for the Board of Supervisors session on October 13, 2026 at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA 22035. The calendar includes several zoning and land use / comprehensive plan items neighbors can still prepare for.

Zoning and rezoning items on the clock

- 3:30 p.m. — RZ-2025-DR-00021 (Sekas Homes, Ltd.): Rezone from R-1 to PDH-2 for 13 dwelling units at about 1.97 du/ac on about 6.58 acres on the south side of Leesburg Pike near Beulah Road (Dranesville District; Tax Map 19-3 ((1)) 19). Comprehensive Plan recommendation: Residential.

- 3:30 p.m. — PCA-2003-PR-022-04 / CDPA-2003-PR-022-002: Amend proffers and conceptual development plan for a residential mixed-use site within about one-quarter mile of the Vienna Metrorail station (about 1.83 acres zoned PRM; Providence District) at a maximum density of 2.24 FAR.

- 3:30 p.m. — SE-2026-BR-00007: Special exception for Extra Space Properties to allow a higher Floor Area Ratio and a manager/employee residence on about 4.22 acres zoned I-5 (Braddock District).

Comprehensive plan amendments the same afternoon

At 4:00 p.m., the Board is scheduled to take public comment on proposed Comprehensive Plan revisions, including:

- SSPA 2023-III-4UP (Discovery Square): about 8.08 acres near Wall Road and Centreville Road (Sully District) — consider adding an option for mixed residential and retail uses up to 0.80 FAR.
- Plan Amendment 2024-II-1FC (Fairfax Center Area Land Unit K): consider a mixed-use development option (residential, office, hotel, retail, self-storage) with coordinated site design and infrastructure (Springfield District).
- SSPA 2023-II-2F (Fairfax Center Sub-units J1/J2 Phase I): site-specific options including attached/stacked townhouse residential up to 20 du/ac and self-storage up to 0.70 FAR (Braddock District).

Agricultural and forestal district applications (Orchard Spring; Cornfield) are also listed at 4:00 p.m.

How to participate

Hearings stream on Channel 16 and online. Residents may testify in person, by phone, or by pre-recorded YouTube video under Clerk Services rules. Written submissions may go to ClerktotheBOS@fairfaxcounty.gov or by mail to 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035. Staff reports and applications are linked from Fairfax County Planning and Development public-hearing pages.

This paper restates the county's published hearing notice. It is not a prediction of Board votes.

Sources

1. Fairfax County Board of Supervisors public hearings notice — October 13, 2026 (official PDF). <https://www.fairfaxcounty.gov/bosclerk/sites/bosclerk/files/Assets/public-hearings/2026/October-13-public-hearings.pdf>
2. Fairfax County Planning and Development public hearings and staff reports: <https://www.fairfaxcounty.gov/planning-development/public-hearings-and-staff-reports>
3. Ways to provide public-hearing testimony: <https://www.fairfaxcounty.gov/clerkservices/ways-provide-public-hearing-testimony>

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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