Posted: 2/1/25
Revised: 3/13/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, March 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
PA 2024-III-1P (PA-2024-00005) Mount Vernon	**Ox Road/Hooes Road** On April 16, 2024, the Fairfax County Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the sites located at 9224, 9300 and 9304 Ox Road, near the intersection of Hooes Road and Ox Road in Lorton. The property is currently planned for residential use at a density of 0.2 – 0.5 dwelling units per acre, as detailed in the Pohick Planning District of the Area III volume of the Comprehensive Plan. The amendment will consider residential use at a density of 2-3 dwelling units per acre. Tax Map #: 106-4((1))17, 18, 19 (part), 27 and 27A Download Staff Report Here	Aaron Klibaner, DPD, PD	**REC ADOPTION** D/O from 2/26/25 D/O from 1/29/25 to 2/12/25 (cancelled due to weather) to 2/26/25
PA-2023-00009 (SSPA 2023-II-1F) Providence	**AT&T Oakton** Consideration of a Plan amendment for residential mixed-use up to 1.0 FAR, consisting of single-family attached and multifamily dwellings, office use, and community serving retail use. Specific considerations should include evaluating the site as the potential Core for the Flint Hill Suburban Center, achieving compatible transitions to adjacent residential areas, tree preservation, and multimodal access and circulation. Tax Map #:47-2 ((1)) 58 Download Staff Report Link Here	Ryan Stewart, DPD, PD	**REC ADOPTION** D/O from 2/26/25

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
FDPA 78-C-118-24 Sully	**Carrie S. Welch, trustee of The Welch Family Trust dated June 12, 2023, and Timothy S. Welch, trustee of The Welch Family Trust dated June 12, 2023**	Nicholas Cicero, DPD, ZED	**APPROVED**

	To amend FDP 78-C-118 to allow an addition of 10.0 feet from rear lot line with stairs 6.8 feet from rear lot line on Lot 11, Section 13, Franklin Farm. 13133 Rounding Run Circle, Herndon, VA 20171 Tax Map #: 35-2 ((8)) (13) 11 Download Staff Report Here		
SEA 2005-SU-007-04 Sully	**Korean Central Presbyterian Church** Amend SE 2005-SU-007 to modify development conditions 12 and 13 to expand enrollment. 15451 Route 29, Centreville, VA 20121 Tax Map #: 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16, and 17; 64- 2 ((3)) 18; 64-2 ((5)) 1, 2, and 3 Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
SE 2022-SU-00004 Sully	**Leaving the Jar** To permit a Congregate Living Facility. 15520 Brim Lane, Centreville, VA 20121 Tax Map #: 48-4 ((1)) 1E and 1G Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
PA 2023-00036 (SSPA 2023-II-2V) Providence	**Hunters Branch Office Complex** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for residential uses up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses. Specific considerations should include the appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections to the Vienna Metrorail Station, Pan Am Shopping Center, and other nearby destinations. Tax Map #: 48-4 ((1)) 1E and 1G Download Staff Report Here	Aaron Klibaner, DPD, PD	**REC ADOPTION**
PA 2023-00006 (SSPA 2023-IV-2S) Franconia	**Franconia Triangle (S-9 Beulah Community Planning Sector Recommendation Area #3) Study (SSPA 2023-IV-2S)** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Recommendation Area #3 of the S-9 Beulah Community Planning Sector, including but not limited to specific considerations for the proposed land use mix and	Katrina Newtson, DPD, PD	**P/H TO 4/9/25**

density/intensity proposed for land areas within the study area accepted into the 2022- 2023 Countywide SSPA process (CPN22-LE-003).
Download Staff Report Here

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.