Posted: 8/29/25
Revised: 10/23/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, October 22, 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 SSPA 2023-III-20UP Dranesville	**Rock Hill Road** On April 11, 2023, the Board authorized the consideration of a Plan amendment (SSPA 2023-III-1UP) for Dulles Suburban Center, Land Unit L, encompassing the northern portion of the Innovation Center Transit Station Area. The Board asked staff to consider the proposed land use mix and density/ intensity proposed for land areas within the study area. Subsequent to the authorization of this plan amendment, and based on nominator interest and timing, the study area was further divided into three separate Plan amendments. This Plan amendment (SSPA 2023-III-20UP) will consider adding an option for residential use at an intensity up to 1.6 FAR for 8.6 acres located on the west side of Rock Hill Road. Tax Map #: 16-1 ((1)) 4, 15-2 ((1)) 1 and 2 Download Staff Report Here	Heather Springs, DPD, PD	**REC ADOPTION** D/O from 10/15/25
Proposed Zoning Ordinance Amendment Countywide	**Electrical Substations** This proposed amendment will consider establishing permissions and standards for substations Download Staff report here	Carmen Bishop, DPD, ZAD	**REC ADOPTION** D/O from 10/16/25

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2024-PR-00039 Providence	**VIP Management, LLC** To allow an adult day care center 8704 Route 29, Fairfax, VA 22031 Tax Map #: 49-3 ((1)) 0060 Download Staff Report Here	Savannah Murray, DPD, ZED	**REC APPROVAL**

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SE 2019-PR-008 Concurrent with RZ 2019-PR-004 Providence	**Tysons MK, LLC and Tysons MK II, LLC** From C-7 to PTC, From C-8 to PTC; increase FAR in PTC District. 8526 & 8520 Leesburg Pike, Tysons, VA 22182 Tax Map #: 29-3 ((1)) 50 and 51A Download Staff Report Here	Katelyn Quinn, DPD, ZED	**REC APPROVAL**
RZ 2024-PR-00008 Concurrent with PCA 78-P-137-06 Providence	**Flint Hill Propco LLC** Proposal to delete land area from RZ-78-P-137 to rezone to the PDH-16 Zoning District for 34 stacked townhouse units and 77 townhouse units, for a total of 111 residential units. 3201 Jermantown Road, Fairfax, VA 22030 Tax Map ID #: 47-2 ((01)) 46D Download Staff Report Here	Daniel Creed, DPD, ZED	**REC APPROVAL**
FDP 2024-PR-00008 Providence	**Flint Hill Propco LLC** Proposal to delete land area from RZ-78-P-137 to rezone to the PDH-16 Zoning District for 34 stacked townhouse units and 77 townhouse units, for a total of 111 residential units. 3201 Jermantown Road, Fairfax, VA 22030 Tax Map ID #: 47-2 ((01)) 46D Download Staff Report Here	Daniel Creed, DPD, ZED	**APPROVED**
PCA 2003-HM-046-04 & CDPA 2003-HM-046-002 (RZPA-2025-HM-00004) Dranesville	**Union Investment Real Estate GmbH Corporation** The Applicant proposes a partial Proffered Condition Amendment, and a Conceptual and Final Development Plan Amendment to allow the removal of an above-grade parking structure, the construction of an 89,000 square foot 2-story office building, and associated site modifications. 2200 Woodland Pointe Avenue, Herndon, VA 20171 Tax Map #: 16-4 ((1)) 44 Download Staff Report Here	Kevin McMahan, DPD, ZED	**REC APPROVAL**
FDPA 2003-HM-046-002 Dranesville	**Union Investment Real Estate GmbH Corporation** The Applicant proposes a partial Proffered Condition Amendment, and a Conceptual and Final Development Plan Amendment to allow the removal of an above-grade parking		**APPROVED**

	structure, the construction of an 89,000 square foot 2-story office building, and associated site modifications. 2200 Woodland Pointe Avenue, Herndon, VA 20171 Tax Map #: 16-4 ((1)) 44 Download Staff Report Here		
Proposed Zoning Ordinance Amendment Countywide	**PRC Plan Exception and Minor Modifications** This proposed Zoning Ordinance amendment examines the existing standards for when a PRC Plan is not required and proposes to permit revisions to PRC Plans using the provisions for minor modifications. Board Auth on 8/26/25. Download Staff Report Here	William Mayland, DPD, ZAD	**REC ADOPTION**

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action

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.