Posted: 6/1/26
Revised: 7/10/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, July 8, 2026, 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
RZ-2025-DR-00012 concurrent PCA-85-C-008-04 (RZPA-2025-DR-00087) Dranesville	**CPA Coppermine 3 Lender, LLC** Rezone from the I-5 District to the PDH-20 District to allow up to 98 stacked townhouse dwelling units. The unit mix includes 40 conventional townhouses and 58 stacked townhouse units, and a waiver to reduce the required open space to 25%. Download Staff Report Here	Carl Shumate, DPD, ZED	**REC APPROVAL** D/O from 6/24/26
FDP-2025-DR-00012 Dranesville	**CPA Coppermine 3 Lender, LLC** Rezone from the I-5 District to the PDH-20 District to allow up to 98 stacked townhouse dwelling units. The unit mix includes 40 conventional townhouses and 58 stacked townhouse units, and a waiver to reduce the required open space to 25%. Download Staff Report Here	Carl Shumate, DPD, ZED	**APPROVED** D/O from 6/24/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
CDPA-85-P-002/FDPA-85-P-002-002/PCA-85-P-002-002 (RZPA-2026-PR-00018) Providence	**Standard Healthcare Services Inc.** Proposed amendment to RZ-85-P-002 to allow college/university use. Located North of Leesburg Pike and East of Route 123 Tax Map # 29-3 ((1)) 81 **Download Staff Report Here**	Karen Yee, DPD, ZED	**REC APPROVAL**
SE-2024-MV-00043 Mount Vernon	**Thomas F. Pumpelly, Trustee** To permit construction of residence in Floodplain. 8212 Lazy Point Lane Lorton, VA 22079 Tax Map # 117-2 ((3)) 3A Download Staff Report Here	St. Clair Williams, DPD, ZED	**REC APPROVAL**

Posted: 6/1/26
Revised: 7/10/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, July 8, 2026, at 7:30 PM

KEY
P/H – Public Hearing
D/O – Decision Only

SSPA 2023-I-1A (PA-2023-00020) Mason	**Gallows Road** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Tax Map Parcels 59-2 ((11)) 29A, 30, 31, 32, 33, 34, and 35 to add an option for planned density of 3-4 dwelling units per acre. On June 10, 2025, the Board of Supervisors authorized the consideration of this Plan amendment to include additional parcels, totaling 13 parcels, Tax Map Parcels 59-2((11)) 29A, 29B, 30-36, 41, 42, 43 and 43A to add an option for planned density of 3-4 du/ac. Specific considerations should include potential inter-parcel multimodal access, stormwater improvements, and consideration of environmental features. Download Staff Report Here	Lia Niebauer, DPD, PD	**REC ADOPTION**
PCA/CDPA-2017-DR-012 (RZPA-2022-DR-00149) concurrent with FDPA-2017-DR-012 (RZPA-2022-DR-00150) Dranesville	**Pomeroy Investments Inc. and The Pomeroy Companies Inc.** Proposed amendments to the CDP and FDP associated with RZ 2017-DR-012. Located on the North side of Frying Pan Road, east of its intersection with Sunrise Valley Drive. Tax Map # 15-4((1))26B; 24-2((1))5 Download Staff Report Here	Sharon Williams, DPD, ZED	**D/O to 7/16/26**
SSPA 2023-III-12UP (PA-2023-00048) Hunter Mill	**1950 Roland Clarke Place** On April 11, 2023, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Reston Transit Station Area (2023-III-6UP), which was initially classified as Tier 3 on the work program and included ten SSPA nominations in the Hunter Mill District, including the nomination for 1950 Roland Clarke Place. On July 25, 2023, this Plan amendment was reauthorized and moved to Tier 1 on the work program. Tax Map # 17-4 ((14)) (1A) 2A Download Staff Report Here	Heather Springs, DPD, PD	**REC ADOPTION**

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action

Posted: 6/1/26
Revised: 7/10/26

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 8, 2026, at 7:30 PM

KEY
P/H – Public Hearing
D/O – Decision Only

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 accommodations 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.