County of Fairfax, Virginia
Planning Commission Meeting
July 15, 2026
Planning Commission Action

SSPA 2023-II-3F (PA-2023-00030) – CHURCH OF THE GOOD SHEPHERD
(Braddock District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 15, 2026, the Planning Commission voted 10-0 (Commissioners Spain and Wang were absent from the meeting) to recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment SSPA 2023-II-3F, found on pages 16-17 of the staff report dated June 24, 2026.

ATTACHED DOCUMENTS:
Pages 16-17 of the Staff Report dated June 24, 2026

MJ

CONCLUSION

The proposed Plan amendment conforms with the Concept for Future Development for Suburban Neighborhoods for residential development that is of a compatible use, density, and character with surrounding uses. The proposed increase in residential density would be consistent and compatible with densities and uses in the immediate area. Staff recommends adoption of the amendment with the recommended Plan conditions which are supportive of the Plan's objectives for new and infill development on Olley Lane to retain the low-density residential character of the corridor.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan 2026 Edition, Area Plan II, Fairfax Planning District, as amended through December 9, 2025, F1-Braddock Community Sector, Land Use Recommendation 5:

"5. Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. In view of the large lot, low density, single-family detached residential use that predominates in this corridor, new and infill development in the corridor, that includes Parcels 69-2 ((2))L, M, N1, P1, Q, R , S, 3, 3A, 5, 7, 7B, 8A, 8B1, 8B2, 9A, 9C, 9D, 10B, 11A, 11B1, 11B2, as well as parcels 69-2((1))5A, 5B, 5C, 6; parcel 69-2((13))44; Parcels 69-4((24))A, 1-21 and Parcel 69-4((1)) 6A1, 6A2 generally should not exceed one dwelling unit per acre, to retain the contour of land to preserve existing mature trees. Accordingly, land North and South of the Resource Protection Area should retain its current low density residential and rural character to be in consonance with the surrounding communities.

Parcels 69-4((24))A, 1-21 located at the southern portion of the corridor have been redeveloped under a plan option requiring the consolidation of three parcels and limited overall density to 2.2 dwelling units per acre. This redevelopment (Olley Lane Subdivision) preserved ~~five~~ 2.3 acres of environmentally sensitive land and limited access to Olley Lane to address safety and operational issues.

As an option, Parcel 69-4((l)) 6A2 is planned for residential use at 2-3 dwelling units per acre with the following considerations:

- Existing conservation easements along the eastern and a portion of the northern property line should be retained and enhanced with tree preservation adjacent to the easements. Tree preservation areas should be established along the northern property line to the maximum extent possible and supplemented with vegetation to provide year-round

screening. Evergreen trees along Olley Lane should be preserved where possible. Conservation easements, tree preservation areas and supplemental plantings should be maintained to preserve a mix of mature trees and understory plantings.

- Onsite circulation should prioritize a walkable neighborhood environment with a network of sidewalks, and high quality usable open spaces.
- Safe and comfortable bicycle and pedestrian facilities, with a buffer to accommodate trees and vegetation should be provided along Olley Lane.
- Access from Olley Lane should be shared with the existing Church of the Good Shepherd to support safe operations on Olley Lane and Braddock Road.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.