Posted: 6/1/26
Revised: 7/17/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Thursday, July 16, 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
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 9/16/26** D/O from 7/8/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA-2023-PR-00010 (RZPA-2026-PR-00013) Providence	**Tri Pointe Homes DC Metro, Inc.** The requested amendment is intended to provide additional flexibility to the approved development by refining the timing and sequencing of publicly accessible parks in relation to residential construction phasing. Located North of Arrowhead Drive to the west of Rosehaven Street. Tax Map # 47- 4 ((01)) 5C, 5D, and 5E Download Staff Report Here	Savannah Murray, DPD, ZED	**REC APPROVAL**
RZ-2024-MA-00012 Mason	**Nicholas LRT LLC** Rezone the property from the C-6 Zoning District to the PDC Zoning District. Located north of Little River Turnpike (Route 236), west of Woodland Road, generally east of Hummer Road, and generally south of Horseshoe Drive. Tax Map # 59-4 ((6))10 Download Staff Report Here	Nick Cicero, DPD, ZED	**REC APPROVAL**

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FDP-2024-MA-00012 Mason	**Nicholas LRT LLC** Rezone the property from the C-6 Zoning District to the PDC Zoning District. Located north of Little River Turnpike (Route 236), west of Woodland Road, generally east of Hummer Road, and generally south of Horseshoe Drive. Tax Map # 59-4 ((6))10 Download Staff Report Here	Nick Cicero, DPD, ZED	**APPROVED**
RZ-2025-FR-00027 and PCA-2004-LE-021-002 Franconia	**K. Hovnanian at Mount Vernon Gateway, LLC** Rezoning of the Subject Property from the PDH-30 District to the PDH-20 District with a concurrent partial proffered condition amendment to delete the Subject Property from RZ-2004-LE-021 in order to permit the development of sixty-six townhomes and seventy-eight stacked townhomes. Located on the south side of Buckman Road and east side of Janna Lee Avenue, north of Richmond Highway included is a portion of Rolling Hills Avenue to be vacated. Tax Map # 101-2 ((5)) (2) 5, 7, 8A, 8B, and 9 and 101-2 ((5)) (3) 3A, 4, 5, 6, 7, 8, 9, 10, 11, and 12 Download Staff Report Here	Nick Cicero, DPD, ZED	**REC APPROVAL**
FDP-2025-FR-00027 Franconia	**K. Hovnanian at Mount Vernon Gateway, LLC** Rezoning of the Subject Property from the PDH-30 District to the PDH-20 District with a concurrent partial proffered condition amendment to delete the Subject Property from RZ-2004-LE-021 in order to permit the development of sixty-six townhomes and seventy-eight stacked townhomes. Located on the south side of Buckman Road and east side of Janna Lee Avenue, north of Richmond Highway included is a portion of Rolling Hills Avenue to be vacated. Tax Map # 101-2 ((5)) (2) 5, 7, 8A, 8B, and 9 and 101-2 ((5)) (3) 3A, 4, 5, 6, 7, 8, 9, 10, 11, and 12 Download Staff Report Here	Nick Cicero, DPD, ZED	**APPROVED**

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SSPA 2023-III-9UP (PA-2023-00045) Hunter Mill	**Lake Fairfax Business Center** On April 11, 2023, the Fairfax County Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Reston Transit Station Area (2023-III-6UP)The Board requested that staff consider a mix of uses for Lake Fairfax Business Center, including multifamily and attached residential, retail, and office. Tax Map # 18- 3 ((8)) 1, 2, 3, 4A, 5A1, 6A3, 7A, 8, 9A, 10A2, 10A3, 12B, and 18B Download Staff Report Here	David Stinson, DPD, PD	**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 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.