Posted: 6/1/26
Revised: 7/23/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, July 22, 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.

ADMINISTRATIVE ITEM

Approval of Meeting Minutes: May 2026- **APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE-2025-SP-00042 Springfield	**JP Morgan Chase Bank, N.A.** To permit a drive-through ATM to existing bank. 12955 Fair Lakes Shopping Center Fairfax, VA 22033 Tax Map # 55-2 ((4)) 22A Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
Proposed Public Facilities Manual Amendment Countywide	**Proposed Amendments to Chapter 12 of the Public Facilities Manual (Tree Conservation)** The proposed amendments include but are not limited to: (1) edits and minor revisions to Chapter 12 of the Public Facilities Manual to align such provisions with current Zoning Ordinance requirements related to landscaping and screening and to require that tree preservation plans identify the percentage amount of Critical Root Zone impacted by constructions activities; and (2) updating guidance in Table 12.14 (Tree Selection and Canopy Cover Guide) and related text. Download Staff Report Here	Saundra O'Connell, LDS	**REC ADOPTION**
RZ-2025-PR-00001 and PCA-74-7-047-4 Providence	**B9 Sequoia Prosperity Owner LLC and PM Homes Associates LLC** Rezone the Property from the I-4 District to the PRM and PDH-16 Districts. Located North of Hilltop Road, south of I-66, west of Dorr Avenue, east of Long Branch. Tax Map # 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 Download Staff Report Here	Tabatha Cole, DPD, ZED	**D/O to 9/9/26**

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SSPA 2023-I-2J (PA-2023-00011) Providence	**Merrifield at Dunn Loring Station Apartments** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Tax Map Parcels 49-2 ((1)) 39, 40, 48 and 53 to allow redevelopment as residential mixed use up to 1.9 FAR, consisting of residential, office, hotel, and office use. Download Staff Report Here	Aaron Klibaner, DPD, PD /Graham Owen, DPD, PD	**REC ADOPTION**
RZ-2017-HM-020 Con. With PRC-2017-HM-020 (RZPA-2025-HM-00031), PRC-86-C-121-8 (RZPA-2025-HM-00043), CP-86-C-121-16 (RZPA-2025-HM-00033), PRC-86-C-121-7 (RZPA-HM-00044), CPA-86-121-14-02 (RZPA-2025-HM-00032) PCA-74-2-113-05 Hunter Mill	**Inova Health Care Services And The Board Of Supervisors Of Fairfax County** Rezone to PRC to allow mixed-use development. Located south side of Baron Cameron Avenue, east and west side of town center parkway, west side of fountain drive, north and south side of Bowman Towne drive. Tax Map # 17-1((1)) 14A, 14B, 14C, 14D, 14E, 14F, 3F, 12 and 13; 17-1((17)) 4 and 5A Download Staff Report Here	Sunny Yang, DPD, ZED	**REC APPROVAL**

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.

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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.