Posted: 8/1/26
Revised: 9/24/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, September 23, 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
SE-2025-DR-00005 Dranesville	**CVP Operations VA LLC** Permit a Kennel and Veterinary Hospital with outdoor components, a waiver of setback requirements to permit the outdoor components within 100 feet of lot lines, an increase in fence or wall height in a front yard, and waiver of minimum lot size. 11415 Georgetown Pike Great Falls, VA 22066 Tax Map # 6-4 ((1)) 80 Download Staff Report Here	Savannah Murray, DPD, ZED	**D/O to 9/30/26** D/O from 9/16/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ-2025-DR-00017/ PCA 77-C-098-06 (RZPA-2025-DR-00046)/ PCA 80-C-028-09 (RZPA-2025-DR-00049) Dranesville	**APB Woodland Park JV LLC** To rezone the property from the I-4 zoning district to the PDH-16 zoning district. Located north of Sunrise Valley Drive, north and west of Wood Oak Drive, north and east of Cooperative Way, and south of the Dulles Toll Road. Tax Map # 16-3 ((1)) 29A, and 16-3 ((11)) 6B, 6F, and 6D2 Download Staff Report Here	Katelyn Quinn, DPD, ZED	**REC APPROVAL** P/H from 7/15/26
FDP-2025-DR-00017 Dranesville	**APB Woodland Park JV LLC** To rezone the property from the I-4 zoning district to the PDH-16 zoning district. Located north of Sunrise Valley Drive, north and west of Wood Oak Drive, north and east of Cooperative Way, and south of the Dulles Toll Road. Tax Map # 16-3 ((1)) 29A, and 16-3 ((11)) 6B, 6F, and 6D2 Download Staff Report Here	Katelyn Quinn, DPD, ZED	**APPROVED**

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RZ/FDP-2025-HM-00002/PCA-79-C-090-03 Con. W/ PCA-77-C-019-03 (RZPA-2025-HM-00010) Hunter Mill	**EYA Development LLC** Request to develop a residential community within Lake Fairfax Business Center and a PCA to delete land area from RZ-79-C-090 1759 Business Center Drive, Reston, VA 20190 Tax Map # 18-3 ((08)) 1, 2, 4A, 5A1, 7A1, 8, 18B, F, G and 18-3 ((01)) 12B Download Staff Report Here	Katelyn Quinn, DPD, ZED	**D/O to 10/14/26**
SE-2026-FR-00020 Franconia	**Lucila Catalina Araujo and Gary Antonio Araujo De La Cruz** Special Exception to permit a home day care facility. 6522 Westmore Court, Springfield, VA 22150 Tax Map # 90-1 ((18)) 8 Download Staff Report Here	Alessandro Ragazzi, DPD, ZED and Cathy Lewis, DPD, ZED	**REC APPROVAL**
SE 2026-BR-00007 Braddock	**Extra Space Properties 124 LP** Special Exception to exceed allowable FAR. 6100 Freds Oak Road, Burke, VA 22015 Tax Map # 77-3 ((1)) 12 Download Staff Report Here	Brandon Mccadden, DPD, ZED	**REC APPROVAL** P/H from 9/16/26
PA 2020-CW-1CP (PA-2020-00026) concurrent with PA 2013-CW-5CP (PA-2020-00003) Countywide	**Public Facilities Policy Plan - Phase II Concurrent with Public Facilities Comprehensive Plan Map** On July 14, 2020, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations. Public Facilities Plan Map Amendment 2013-CW-5CP Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: • Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses Download Staff Report Here	Mohamed Ali, DPD, PD	**REC ADOPTION**

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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
PRC-C-281 (RZPA-2026-HM-00007) and PRC-135 (RZPA-2026-HM-00008) PRC-B-555 (RZPA-2025-HM-00034) Hunter Mill	**Virginia Investment Partners 2019 LLC and NVR, Inc.** PRC Plan associated with RZ-C-135 (concurrent with PRC Plans of RZ B-555 and RZ C-281) for modifications to existing golf course and to allow development of 306 stacked townhome units. 2018 Soapstone Drive, Reston, VA 20191 Tax Map # 17-4 ((11)) 4A; 26-2 ((5)) 4; 26-2 ((3)) 8B; 26-1 ((6)) 96; and 26-1 ((6)) 97	Sunny Yang, DPD, ZED	To 11/4/26

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.