County of Fairfax, Virginia
Planning Commission Meeting
November 18, 2026
Planning Commission Action

SSPA 2025-II-2M (PA-2025-00016) – VINSON HALL
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On November 18, 2026, the Planning Commission voted 11-0 (Commissioner Bennett was absent from the meeting) to recommend to the Board of Supervisors the adoption of a Planning Commission alternative for SSPA 2025-II-2M, as shown on the handout dated November 18, 2026.

ATTACHED DOCUMENTS:
Handout dated November 18, 2026

MJ

PLANNING COMMISSION ALTERNATIVE: November 18, 2026

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text revisions to the staff recommendation is shown highlighted.

ADD: Fairfax County Comprehensive Plan, 2026 Edition, Area II, McLean Planning District, as amended through May 5, 2026, M3 Kirby Community Planning Sector, Recommendations:

2a. Residential development on the vacant and underdeveloped acreage in the vicinity of the Linway Terrace Park, west of Kirby Road, is planned for 2-3 dwelling units per acre. The higher end of the range should only be attained with substantial land consolidation.

As an option, parcels 31-3 ((1)) 67 and 74, if consolidated, may be appropriate for housing for the elderly up to .25 FAR. Any development application for this option should provide the following:

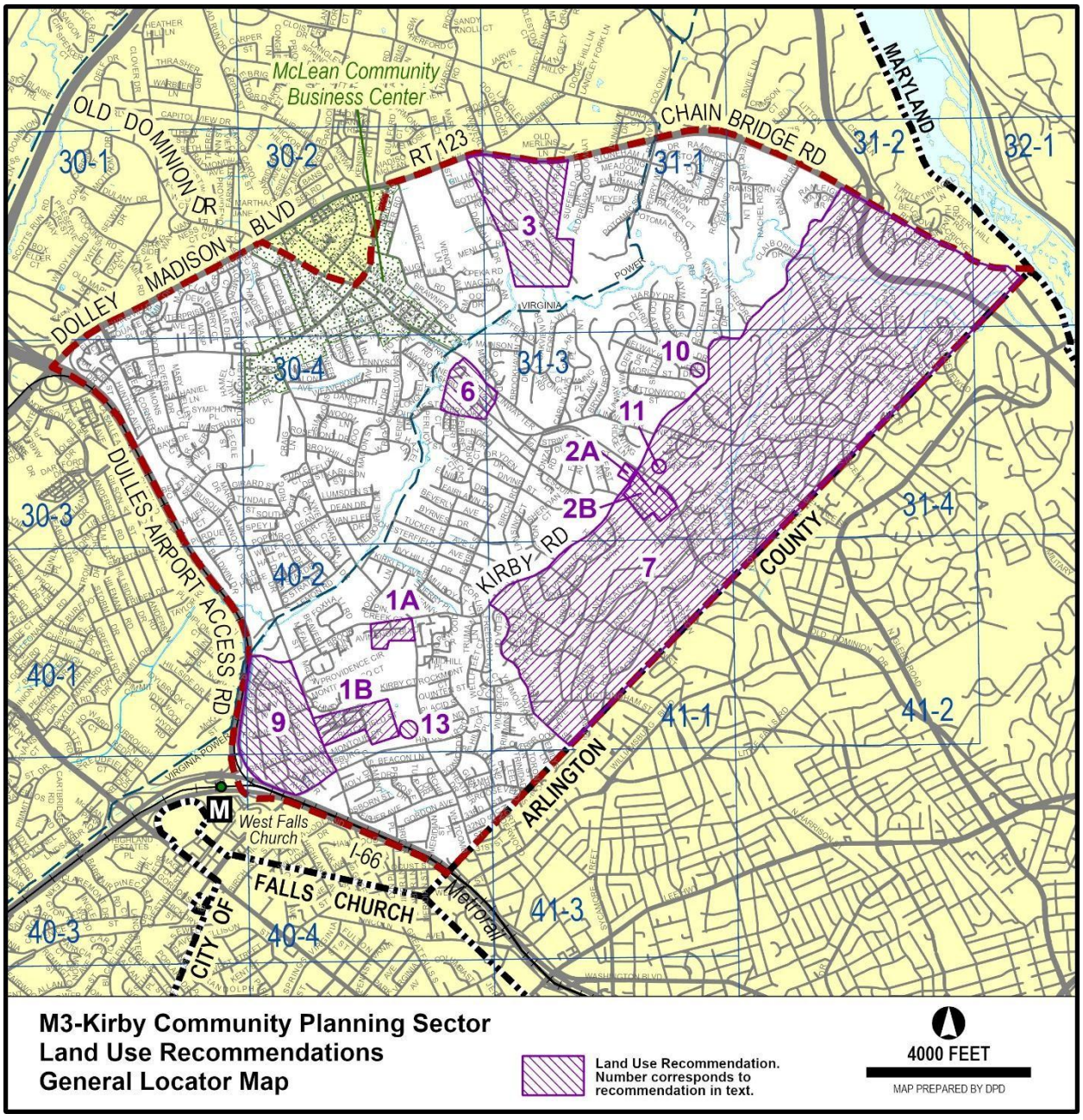
- Adequate buffering and screening along the perimeter of the site adjacent to surrounding residential development; and
- Access from Kirby Road to parcels located immediately west of Parcels 67 and 74.

2b. Parcel 31-3 ((1)) 83 is planned for Public Facilities, Governmental and Institutional use. Parcels 31-3 ((1)) 77A and 81B are planned for residential at 1-2 dwelling units per acre. If consolidated, these parcels may be appropriate for a Continuing Care Facility up to a 1.3 FAR with provision of the following:

- Visual impacts on existing residential neighborhoods are minimized through height control, building setbacks and enhanced buffering. Building Massing should be concentrated toward the interior of the campus with step downs in height to the periphery, in particular to neighboring residential uses.
- Pedestrian connections to nearby retail and services should be improved to provide safe, and comfortable access.
- Primary site access should be on Kirby Road and Old Dominion Drive.

MODIFY FIGURE:

Fairfax County Comprehensive Plan, 2026 Edition, Area II, McLean Planning District, as amended through May 5, 2026, M3 Kirby Community Planning Sector, Recommendations, Figure 44, "M3-Kirby Community Planning Sector Land Use Recommendations General Locator Map," to add the new recommendation (2B) to the figure.



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.