Posted: 10/1/26
Revised: 11/19/26

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
## Wednesday, November 18, 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

**DUE TO THE POSSIBILITY OF A LARGE NUMBER OF SPEAKERS ON THE NIGHT OF DECEMBER 2, 2026, AND OUT OF AN ABUNDANCE OF CAUTION,**

**I MOVE THAT THE COMMISSION AMEND ITS PUBLIC CALENDAR ON DECEMBER 3, 2026, TO ADD AS AN OPTION, A REGULAR COMMISSION MEETING FOR CONTINUED COMMISSION BUSINESS CARRIED OVER FROM DECEMBER 2, 2026.** **APPROVED**

## ITEMS SCHEDULED FOR DECISION ONLY

| Application | Applicant | Staff | PC Action |
|---|---|---|---|
| SSPA-2025-II-2M (PA-2025-00016) Dranesville | **Vinson Hall** On June 10, 2025, the Board of Supervisors authorized the consideration of a Plan Amendment for Tax Map Parcels 31-3 ((1)) 83, 77A, and 81B for continuing care facility use up to 1.3 FAR. Download Staff Report Here | Heather Springs, DPD, PD | **REC ADOPTION** D/O from 10/28/26 |

## ITEMS SCHEDULED FOR PUBLIC HEARING

| Application | Applicant | Staff | PC Action |
|---|---|---|---|
| SEA-97-V-033-03 Mount Vernon | **Mount Vernon Country Club, Inc.** To permit various site and building modifications to improve and revitalize the Applicant's pool facilities; relocate and reconstruct an existing maintenance facility; and make certain golf course improvements. To implement the proposed golf course modifications, the Applicant also seeks a special exception amendment to permit certain grading and fill within the onsite 100-year floodplain as well as a new special exception to allow an increase in height for a proposed containment structure in connection with existing driving range changes. 5111 Old Mill Road, Alexandria, VA 22309 Tax Map # 110-1 ((1)) 3, 4, 13, and 13A Download Staff Report Here | Savannah Murray, DPD, ZED | **D/O to 12/9/26** |

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| FDPA-2022-DR-00006-002 (RZPA-2026-DR-00016)<br>Dranesville | **MF2 Owner, LLC**<br>Request for a multifamily residential building.<br>7040 Haycock Road, Falls Church, VA 22043<br>Tax Map # 40-3 ((45)) 3 pt., 4 pt., 7 pt., 8 pt., 9 pt., 11, 15 pt.,<br>and 16 pt.<br>Download Staff Report Here | St. Clair Williams, DPD, ZED | **APPROVED** |
| SE-2025-SP-00031<br>Springfield | **Fair Lakes League**<br>Special Exception for sign modifications to allow for replacement and refurbishment of previously approved existing signage and to install new signs within the mixed-use development known as Fair Lakes.<br>Tax Map # 55-2 ((1)) 6A*<br>Download Staff Report Here | Ciarra Downing, DPD, ZED | **REC APPROVAL** |
| RZ/FDP-2026-HM-00003<br>Hunter Mill | **BE Tysons LLC**<br>The Applicant requests a rezoning of the Property to the Planned Tysons Corner Urban District to allow multiple phases of future residential and retail/commercial development.<br>1593 Spring Hill Road, Vienna, VA 22182<br>Tax Map # 29-3 ((1)) 2L<br>Download Staff Report Here | Karen Yee, DPD, ZED | **D/O to 12/2/26** |
| SSPA-2023-III-18UP (PA-2024-00002)<br>Dranesville | **Dulles Greene**<br>On April 11, 2023, the Board of Supervisors (Board) authorized the consideration of a Plan amendment for Dulles Suburban Center, Land Unit L, encompassing the northern portion of the Innovation Center Transit Station Area. The study considered three nominations (Dulles Greene, Rivana and Rock Hill Road) submitted during the 2022-2023 Countywide SSPA process. The Board asked staff to consider new land use guidance related to land use mix and density/intensity currently planned for the study area. Alignment with County Transit-Oriented Development guidelines will be evaluated.<br>Tax Map # 16-1 ((1)) 11A and 11B<br>Download Staff Report Here | Lia Niebauer, DPD, PD | **REC ADOPTION** |

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| RZ-2022-HM-00004 concurrent with SEA-94-H-049-03<br>Hunter Mill | **CRS Commerce Center, LC, CRS Commerce Center VI, LC and CRS Commerce Center UB, LC**<br>The Applicant seeks approval of a rezoning application to develop a mix of office, residential, hotel and retail uses adjacent to the Wiehle-Reston East Metro Station and Board approval for an increase in FAR in the Transit Station Area.<br>1850 Centennial Park Drive, Reston, VA 20191<br>Tax Map # 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M<br>Download Staff Report Here | Katelyn Quinn, DPD, ZED | **REC APPROVAL** |
| FDP-2022-HM-00004<br>Hunter Mill | **CRS Commerce Center, LC, CRS Commerce Center VI, LC and CRS Commerce Center UB, LC**<br>The Applicant seeks approval of a rezoning application to develop a mix of office, residential, hotel and retail uses adjacent to the Wiehle-Reston East Metro Station and Board approval for an increase in FAR in the Transit Station Area.<br>1850 Centennial Park Drive, Reston, VA 20191<br>Tax Map # 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M<br>Download Staff Report Here | Katelyn Quinn, DPD, ZED | **APPROVED** |

## 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.