



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
BOARD OF SUPERVISORS  
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**James N. Bierman, Jr.**  
**DRANESVILLE DISTRICT SUPERVISOR**

**BOARD MATTER**  
**Supervisor James N. Bierman, Jr.**  
**August 26, 2025**

**Concurrent Processing for 7600 Leesburg Pike**  
**(RZ 2024-DR-00006)**

**Background:** GACM 2019-FL1 REO LLC (the “Applicant”) is the contract purchaser of an approximately 10.16 parcel located at 7600 Leesburg Pike and identified in the Fairfax County tax assessment records as Tax Map Parcel 40-1 ((1)) 39 (the “Subject Property”). The Subject Property is zoned to the C-2 District and was improved in 1986 with a 230,620 square foot office building.

On April 11, 2023, the Fairfax County Board of Supervisors (the “Board”) authorized Site-Specific Plan Amendment SSPA 2023-II-1M (the “SSPA”) to consider an increase in residential use up to 12-16 du/ac for the Subject Property. The Applicant subsequently filed a rezoning application consistent with the SSPA on March 15, 2024, which was accepted for review on July 24, 2024. The Applicant seeks to rezone the Subject Property from the C-2 District to the PDH-16 District to permit the development of 99 traditional townhomes and 38 stacked townhomes, at a density of 13.48 du/ac. The proposed development will provide a total of 38 percent open space, including 2.68 acres of open space and 0.58 acre of publicly accessible urban parks.

The Applicant has worked closely with County staff to process the SSPA and rezoning applications concurrently. Both applications are scheduled for a Planning Commission public hearing on September 10, 2025. The Applicant is eager to begin the permitting process and has asked for consideration of concurrent and simultaneous processing.

**Motion:** Therefore, I move that the Board direct staff to authorize concurrent and simultaneous processing of a site plan, architectural drawings, and any other drawings as may be necessary in conjunction with RZ 2024-DR-00006.

*This motion should not be construed as a favorable recommendation by the Board on the proposed application and does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.*