Posted: 5/1/26
Revised: 6/4/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, June 3, 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
RZ/FDP-2022-HM-00003 Hunter Mill	**Pulte Home Company LLC** Rezoning from I-4 to PRM. Located along Samuel Morse Drive, on the south side of Sunset Hill Road and north side of Reston Station Boulevard Tax Map #: 18-3 ((6)) 7A, 7B, and 7C Download Staff Report Here Download Staff Memo Dated 5/11/26 Here Download Staff Memo Dated 6/3/26 Here	Kevin McMahan, DPD, ZED	**D/O to 6/10/26** D/O from 5/13/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA-2003-HM-046-05 (RZPA-2025-HM-00098) Hunter Mill	**Woodland Park Crossing Retail, LLC** To request a single-issue Proffered Condition Amendment and Final Development Plan Amendment of RZ/FDP-2003-HM-046 to permit additional uses and increase the percentage of secondary uses on the Property. No site or building modifications are proposed. 2307 Woodland Crossing Drive, Suite C Herndon, VA 20171 Tax Map #: 16-4 ((23)) C Download Staff Report Here	Karen Yee, DPD, ZED	**REC APPROVAL**
FDPA-2003-HM-046-003 Hunter Mill	**Woodland Park Crossing Retail, LLC** To request a single-issue Proffered Condition Amendment and Final Development Plan Amendment of RZ/FDP-2003-HM-046 to permit additional uses and increase the percentage of secondary uses on the Property. No site or building modifications are proposed. 2307 Woodland Crossing Drive, Suite C Herndon, VA 20171 Tax Map #: 16-4 ((23)) C Download Staff Report Here	Karen Yee, DPD, ZED	**APPROVED**

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SE-2025-MA-00035 Mason	**SJS&W WASHINGTON PROPERTY LLC** The Applicant proposes to increase the floor area ratio on the Subject Property, make site modifications, and modify the operation of the St. James Academy, which is an accessory use. Located on the south side of Industrial Road (Rt. 2723) approximately midway between its intersection with Backlick Road (Rt. 617) and Industrial Drive (Rt. 2735) Tax Map #: 80-2 ((1)) 30 Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL** P/H from 5/13/26
SE-2024-MA-00023 Mason	**Laadam Family, LLC** Special exception for one drive-through ATM. 4250 John Marr Drive, Annandale, VA 22003 Tax Map #: 71-1 ((1)) 102D Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
SE-2025-MA-00025 Mason	**SNS28 LLC** To permit childcare with a maximum of 99 children. 6513 Braddock Road Alexandria, VA 22312 Tax Map #: 72-1 ((13)) 1 Download Staff Report Here	Carl Shumate, DPD, ZED	**REC APPROVAL**
PA 2021-IV-LP1 Mount Vernon	**Lorton Core Study** On January 26, 2021, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Lorton area, in the Lower Potomac Planning District, LP2 Lorton-South Route 1 Suburban Center of the Comprehensive Plan, and the Mount Vernon Supervisor District. The study will identify and analyze existing and future assets and resources within the Lorton area and evaluate and recommend revisions to the Comprehensive Plan for land use, placemaking, parks and recreational areas, environmental corridors, historic resources, public facilities, multi-modal transportation infrastructure, and other supporting infrastructure that reflects the community's future vision. Download Staff Report Here	Stephen Waller, DPD, PD	**REC ADOPTION**

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RZ-2025-HM-00018 Hunter Mill	**Old Reston Associates, LLC** Rezone the Property from the PDC District to the PDH-12 District. Located on the west side of Old Reston Avenue, north of Sunset Hills Road, and south of Stratford House Place in the Hunter Mill magisterial district. Tax Map #: 17-4 ((1)) 1 Download Staff Report Here Download Staff Memo dated 6/2/26 Here	Karen Yee, DPD, ZED	**REC APPROVAL** P/H from 5/6/26
FDP-2025-HM-00018 Hunter Mill	**Old Reston Associates, LLC** Rezone the Property from the PDC District to the PDH-12 District. Located on the west side of Old Reston Avenue, north of Sunset Hills Road, and south of Stratford House Place in the Hunter Mill magisterial district. Tax Map #: 17-4 ((1)) 1 Download Staff Report Here Download Staff Memo dated 6/2/26 Here	Karen Yee, 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.