Posted: 5/1/26
Revised: 6/11/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, June 10, 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

Approval of Meeting Minutes: February 2026 - **APPROVED**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ-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 Download Staff Memo Dated 6/9/26 Here	Kevin McMahan, DPD, ZED	**REC APPROVAL** D/O from 6/3/26 D/O from 5/13/26
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 Download Staff Memo Dated 6/9/26 Here	Kevin McMahan, DPD, ZED	**APPROVED** D/O from 6/3/26 D/O from 5/13/26
PA 2022-III-BR1 (PA-2022-00008) Sully	**Centreville Study** On October 25, 2022, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the Centreville Planning Area in the Sully Supervisor District. The adopted Plan for this area covers approximately 2,700 acres and includes recommendations for a wide range of land uses in the Centreville Area section of the Comprehensive Plan. The Board requested that staff review the Plan guidance for the Centreville Area and Suburban Center, which has not been comprehensively reviewed in over 25 years. The study aims to advance inclusive community engagement recommendations and	Michael Burton, DPD, PD/ Clara Johnson, DPD, PD	**REC ADOPTION** D/O from 5/20/26

based on study findings, identify new Plan priorities, potential opportunities for redevelopment, and/or changes to the Comprehensive Plan.
Download Staff Report Here

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
2232-2025-SU-00006 Sully	**Avion Substation** The proposed substation will be located on approximately 7.4 acres in the eastern portion of the Avion Business Park. The Property is surrounded by Dulles Airport, a proposed substation, commercial development, office, and future data center buildings. 14500/14520 Avion Parkway, Chantilly, VA 20151 Tax Map #: 34-1 ((3)) 2A Download Staff Report Here	Mohamed Ali, DPD, PD	**APPROVED** P/H Deferred from 4/22/26

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ-2025-PR-00001 and PCA-74-7-047-4 Providence	**B9 Sequoia Prosperity Owner LLC and PM Homes Associates LLC** Rezone the Property from the I-4 District to the PRM and PDH-16 Districts. 2750 Prosperity Avenue Fairfax, VA 22031 Tax Map #: 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4	Tabatha Cole, DPD, ZED	To 7/22/26
RZ/FDP-2024-MA-00012 Mason	**Nicholas LRT LLC** Rezone the property from the C-6 Zoning District to the PDC Zoning District. 7620 Little River Turnpike, Annandale, VA 22003 Tax Map #: 59-4 ((06)) 10	Nicholas Cicero, DPD, ZED	To 7/16/26
SSPA 2023-I-2J (PA-2023-00011) Providence	**Merrifield at Dunn Loring Station Apartments** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan	Aaron Klibaner, DPD, PD/Graham	To 7/15/26

amendment for Tax Map Parcels 49-2 ((1)) 39, 40, 48 and 53 to allow redevelopment as residential mixed use up to 1.9 FAR, consisting of residential, office, hotel, and office use.	Owen, DPD, PD

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.