Posted: 8/1/26
Revised: 9/10/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, September 9, 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.

SWEARING-IN OF APPOINTED PLANNING COMMISSIONER

ITEMS SCHEDULED FOR DECISION ONLY

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. Located North of Hilltop Road, south of I-66, west of Dorr Avenue, east of Long Branch. Tax Map # 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 Download Staff Report Here	Tabatha Cole, DPD, ZED	**REC APPROVAL** D/O from 7/22/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2025-FR-00037 Franconia	**Federal Realty OP LP (f/k/a Federal Realty Investment Trust** Special Exception to permit a single lane, ATM only drive through. 6331 Backlick Road Springfield, VA 22150 Tax Map # 80-4 ((1)) (6) Download Staff Report Here	St. Clair Williams, DPD, ZED	**D/O to 9/16/26**
SE-2026-PR-00019 Providence	**DICK's Sporting Goods, Inc.** Special exception for sign modifications. 7951 Tysons One Place, Tysons, VA 22182 Tax Map # 29-4 ((1)) 35C Download Staff Report Here	Karen Yee, DPD, ZED	**REC APPROVAL**
PA-2026-III-UP2 (PA-2026-00003) Hunter Mill	**Reston Crescent** On May 5, 2026, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for the 16.5-acre Crescent Apartments site, located in Reston. The adopted Plan recommends high and medium density residential uses for this Land Unit, in the Lake Anne Village Center	Kazi Mohaimin, DPD, PD	**REC ADOPTION**

	section in the Reston Plan. The base Plan redevelopment option for these two parcels, without consolidation, allows up to 750 multi-family dwelling units and 2,000 square feet of non-residential space. This Plan Amendment considers increasing the potential for non-residential development on the site from 2,000 sq ft to 30,000 sq ft for public facility use. Tax Map # 17-2 ((16)) 1A and 17-2 ((14)) (01) 2G Download Staff Report Here		
SSPA 2023-III-4UP (PA-2023-00028) Sully	**Discovery Square** On April 11, 2023, the Board of Supervisors authorized the consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to amend Dulles Suburban Center Land Unit D-3, Option B, to allow approximately, but not limited to, 29,000 square feet of retail, as well as 50 townhouses and 4 live/work units. On February 4, 2025, the Board updated the Plan Amendment authorization to direct staff to evaluate multi-family housing as part of the mix of retail and residential uses considered for Plan Amendment 2023-II-4UP, with flexibility to consider up to 0.8 FAR on Tax Map Parcel 24-4 ((1)) 6C1. Download Staff Report Here	Samantha Archibald, DPD, PD	**REC ADOPTION**
SSPA-2025-IV-2RH (PA-2025-00017) Franconia	**Hilltop Village** On June 10, 2025, the Board of Supervisors (Board) authorized the consideration of a Plan Amendment for Tax Map parcels 100-1 ((1)) 9C, 9D, 9E, 9F, 9G, and 9H for an option for residential mixed-use up to 0.41 FAR, to include approximately 280 multifamily units. Specific considerations should include amenities, pedestrian and bicyclist circulation, and open space and recreation to serve new residents, integrating new uses within the existing shopping center, and coordination with Fort Belvoir. Download Staff Report Here	Michael Wing, DPD, PD	**REC ADOPTION**

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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.