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

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, September 30, 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
SE-2025-DR-00005 Dranesville	**CVP Operations VA LLC** Permit a Kennel and Veterinary Hospital with outdoor components, a waiver of setback requirements to permit the outdoor components within 100 feet of lot lines, an increase in fence or wall height in a front yard, and waiver of minimum lot size. 11415 Georgetown Pike Great Falls, VA 22066 Tax Map # 6-4 ((1)) 80 Download Staff Report Here Download Staff Report Addendum Dated 9/28/26	Savannah Murray, DPD, ZED	**REC APPROVAL** D/O from 9/23/26 D/O from 9/16/26

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
(RZPA-2025-PR-00099) PCA-2003-PR-022-04/CDPA-2003-PR-022-002 Providence	**Victor Vienna R35 LC** The Applicant proposes to develop, the Property with a 10-story, 114-foot-tall multifamily residential building with ground floor commercial uses. Located within one-quarter mile of the Vienna Metrorail station and is bound to the north by Sprague Avenue, to the east by Royal Victoria Drive, to the south by Bastille Street, and to the west by Hammersmith Lane. Tax Map # 48-3 ((56)) 2 Download Staff Report Here	Tabatha Cole, DPD, ZED	**REC APPROVAL**
FDPA-2003-PR-022-03 Providence	**Victor Vienna R35 LC** The Applicant proposes to develop, the Property with a 10-story, 114-foot-tall multifamily residential building with ground floor commercial uses. Located within one-quarter mile of the Vienna Metrorail station and is bound to the north by Sprague Avenue, to the east by Royal Victoria Drive, to the south by Bastille Street, and to the west by Hammersmith Lane. Tax Map # 48-3 ((56)) 2 Download Staff Report Here	Tabatha Cole, DPD, ZED	**APPROVED**

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RZ-2025-DR-00021 Dranesville	**Sekas Homes Ltd** Rezoning to the PDH-2 District for the development of single family detached dwellings. 9439 Leesburg Pike, Vienna, VA 22182 Tax Map # 19-3 ((1)) 19 Download Staff Report Here	Nicholas Cicero, DPD, ZED	**REC APPROVAL**
FDP-2025-DR-00021 Dranesville	**Sekas Homes Ltd** Rezoning to the PDH-2 District for the development of single family detached dwellings. 9439 Leesburg Pike, Vienna, VA 22182 Tax Map # 19-3 ((1)) 19 Download Staff Report Here	Nicholas Cicero, DPD, ZED	**APPROVED**
FDP-2025-PR-00001 (RZPA-2026-PR-00025) Providence	**PM Homes Associates LLC** Final Development Plan application seeking to permit 156 single-family attached dwelling units. 2751 Prosperity Avenue, Fairfax, VA 22031 Tax Map # 49-1 ((19)) C, 1, 2, and 3 (pt.) Download Staff Report Here	Tabatha Cole, DPD, ZED	**APPROVED**
PCA-2017-PR-015-002 and CDPA-2017-PR-015 (RZPA-2025-PR-00071) Providence	**B9 Sequoia The Mile Owner LLC** Partial PCA and CDPA to amend previously approved entitlement to permit additional land use mix options. Amendment to an approved PCA and/or development plan (FDP, CDP, PRC Plan) with New Construction. 8000 Westpark Drive, McLean, VA 22102 Tax Map # 29-4 ((7)) 1A2, 7A1, 8A and 29-4 ((7)) (3) 2, 3, 5, 7, A, B, C, D, E, F, H, J, and M Download Staff Report Here	Sunny Yang, DPD, ZED	**D/O to 10/14/26**
PA 2013-III-FC1(C) (PA-2020-00007) Springfield and Braddock	**Fairfax Center Area, Phase III, Core Area** Phase III of the study (Plan Amendment 2013-III-FC1(C)) was reauthorized by the Board of Supervisors on April 11, 2023. Phase III will evaluate and update the Plan recommendations for the Core Area, to include a transportation analysis and may also include editorial updates to the Fairfax Center Area text to ensure that the recommendations account for existing and entitled development. Phase III will also consider Tax Map Parcel 56-2 ((1)) 1C (Reserve at Fairfax Ridge) for an increase in planned intensity from 0.35 floor-area ratio (FAR) up to	Ryan Stewart, DPD, ZED	**REC ADOPTION**

0.42 FAR to accommodate additional residential uses and consider topography and pedestrian connectivity to the adjacent Fairfax Corner Development. The Reserve at Fairfax Ridge was introduced as a Site-Specific Plan Amendment during the 2022-23 nomination cycle.
Download Staff Report Here

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP-2025-HM-00019 Hunter Mill	**JB 1821 Michael Faraday LLC** The Applicant is proposing a residential community of 92 residential units consisting of a mix of 20 stacked townhouse units and 72 multifamily residential units. 1821 Michael Faraday Drive, Reston, VA 20190 Tax Map # 018-3 ((06)) 0004	Kevin McMahan, DPD, ZED	To 3/17/27

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.