Posted: 9/1/26
Revised: 10/15/26

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, October 14, 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-2025-HM-00002/PCA-79-C-090-03 concurrent with PCA-77-C-019-03 (RZPA-2025-HM-00010) Hunter Mill	**EYA Development LLC** Request to develop a residential community within Lake Fairfax Business Center and a PCA to delete land area from RZ-79-C-090 1759 Business Center Drive, Reston, VA 20190 Tax Map # 18-3 ((08)) 1, 2, 4A, 5A1, 7A1, 8, 18B, F, G and 18-3 ((01)) 12B Download Staff Report Here	Katelyn Quinn, DPD, ZED	**REC APPROVAL** D/O from 9/23/26
FDP-2025-HM-00002 Hunter Mill	**EYA Development LLC** Request to develop a residential community within Lake Fairfax Business Center and a PCA to delete land area from RZ-79-C-090 1759 Business Center Drive, Reston, VA 20190 Tax Map # 18-3 ((08)) 1, 2, 4A, 5A1, 7A1, 8, 18B, F, G and 18-3 ((01)) 12B Download Staff Report Here	Katelyn Quinn, DPD, ZED	**APPROVED** D/O from 9/23/26
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 10/21/26** D/O from 9/30/26
RZ/FDP-2024-MA-00004 Mason	**MS-Gallows, LLC** A rezoning of an assemblage of thirteen parcels from the R-2 District to the Planned Development House (PDH-4) District to permit the development of thirty-two (32) single-family detached dwellings. 3400 Gallows Road, Annandale, VA 22003 Tax Map # 59-2 ((1)) 29A, 29B, 30-36, 41, 42, 43, and 43A Download Staff Report Here	Sunny Yang, DPD, ZED	**REC APPROVAL** D/O from 10/7/26

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FDP-2024-MA-00004 Mason	**MS-Gallows, LLC** A rezoning of an assemblage of thirteen parcels from the R-2 District to the Planned Development House (PDH-4) District to permit the development of thirty-two (32) single-family detached dwellings. 3400 Gallows Road, Annandale, VA 22003 Tax Map # 59-2 ((1)) 29A, 29B, 30-36, 41, 42, 43, and 43A Download Staff Report Here	Sunny Yang, DPD, ZED	**APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
AF-2026-MV-00003 Mount Vernon	**Belmont Bay Farms II** The applicant desires to extend the local forestal district for the subject property. Tax Map # 113-4 ((1)) 27Z Download Staff Report Here	Sophia Fisher, DPD, PD	**REC ADOPTION**
PA 2025-I-J4 (PA-2025-00037) concurrent with SEA 95-P-008-02 Providence	**Gate House Plaza** On October 28, 2025, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment for 3058 Gate House Plaza (Tax Map Parcel 49-3 ((1)) 142A), located by the intersection of Gallows Rd. and Arlington Blvd. This sub-unit is currently planned for and developed with retail use up to .20 Floor Area Ratio. The Plan further states that "The number of drive-through facilities are limited to four such facilities as follows: one for a bank, one for a service station with associated car wash and quick food service, and two for restaurants." The Board requested that staff consider a Comprehensive Plan amendment to review the recommendations for Sub-Unit G2 of the Merrifield Suburban Center to allow for additional drive-through use. Download Staff Report Here	Aaron Klibaner, DPD, PD	**REC ADOPTION**
SEA 95-P-008-02 concurrent with PA 2025-I-J4 Providence	**Silver Gatehouse LLC** To amend SE-95-P-008, previously approved for a restaurant with drive-through, to allow a drive-through financial institution and site modifications to Gatehouse Plaza Shopping center, specifically where a now vacant UNO	St. Clair Williams, DPD, ZED	**REC APPROVAL**

	Pizzeria & Grill restaurant is located. 3058 Gate House Plaza, Falls Church, VA 22042 Tax Map # 49-3 ((1)) 142A Download Staff Report Here		
SE-2026-PR-00004 Providence	**Inova Health Care Services** Special Exception for Sign Modifications to code sections 7101.3.A(1) and 7101.3.A(2). 8095 Innovation Park Drive, Fairfax, VA 22031 Tax Map # 49-4 ((1)) 57, 49-3 ((39)) 2, 3, 4A, 4B, 5A, 5B, 6 and 7, and 59-2 ((1)) 1A1, and 1D1 Download Staff Report Here	Carl Shumate, DPD, ZED	**REC APPROVAL**
RZ-2023-SU-00007 concurrent with PCA-75-2-016-04 (RZPA 2023-SU-00037) and RZ-2025-SU-00024 concurrent with PCA 75-2-016-05 Sully	**K. Hovnanian at Lincoln Park, LLC** The Applicant is proposing to continue expanding the mixed-use vision of the Dulles Suburban Center with a residential community consisting of mix of 84 stacked townhouse units and 93 conventional townhouse units along a new street grid organized around an expansive central open space with connections to the abutting Discovery Square community to the south. 3078 Centreville Road, Herndon, VA 20171 Tax map # 24-4 ((1)) 6E and 6F Download Staff Report Here	Katelyn Quinn, DPD, ZED	**REC APPROVAL**
FDP 2023-SU-00007 Sully	**K. Hovnanian at Lincoln Park, LLC** The Applicant is proposing to continue expanding the mixed-use vision of the Dulles Suburban Center with a residential community consisting of mix of 84 stacked townhouse units and 93 conventional townhouse units along a new street grid organized around an expansive central open space with connections to the abutting Discovery Square community to the south. 3078 Centreville Road, Herndon, VA 20171 Tax map # 24-4 ((1)) 6E and 6F Download Staff Report Here	Katelyn Quinn, DPD, ZED	**APPROVED**

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FDP 2025-SU-00024 Sully	**K. Hovnanian at Lincoln Park, LLC** The Applicant is proposing to continue expanding the mixed-use vision of the Dulles Suburban Center with a residential community consisting of mix of 84 stacked townhouse units and 93 conventional townhouse units along a new street grid organized around an expansive central open space with connections to the abutting Discovery Square community to the south. 3078 Centreville Road, Herndon, VA 20171 Tax map # 24-4 ((1)) 6E and 6F Download Staff Report Here	Katelyn Quinn, DPD, ZED	**APPROVED**

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP-2025-DR-00029 and PCA-86-C-029-12 Dranesville	**Pulte Home Company, LLC** To rezone the Property from the PDC District to the PDH-16 District to permit 81 single-family attached homes and 64 stacked townhomes. The accompanying proffer condition amendment ("PCA") will remove the Property from the larger Dulles Corner land area and establish standalone proffers for this application. 13880 Dulles Corner Lane, Herndon, VA 20171 Tax map # 15-4 ((1)) 1B1	Sharon Williams, DPD, ZED	To 12/9/26

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,

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TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.