Posted: 8/1/25
Revised: 9/18/25

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA
Wednesday, September 17, 2025, 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 Meeting Minutes: April 2025 — **APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2023-SU-00009 Sully	**New Life Christian Church** Special exception for approval to allow outdoor commercial recreation use, with lighting and increase in height for containment structures. 14550 Lee Road, Chantilly, VA 20151 Tax Map ID #: 34-3 ((1)) 23A1(pt.) Download Staff Report Here	Ciarra Downing, DPD, ZED	**REC APPROVAL**
SE 2025-SU-00003 Sully	**Rewa Sadan VA Inc.** Special exception to permit retail sales use with an accessory warehouse component in the existing building on the Subject Property, and to increase the maximum gross floor area that may be devoted to retail sales, display area and accessory office space. 4090 Lafayette Center Drive, Chantilly, VA 20151 Tax Map ID #: 33-2 ((4)) 1A Download Staff Report Here	Carl Shumate, DPD, ZED	**REC APPROVAL**
RZ/FDP 2022-LE-00016 Franconia	**Steven Michael Sushner, Tr. and Adam Kirschenbaum Tr.** Rezoning from R1 to PDH-2 to develop eight (8) single family detached dwellings. East side of Beulah Street, south of Miller Drive and north of Crestleigh Way 7426, 7430 & 7434 Beulah Street, Alexandria, VA 22315 Tax Map ID #: 90-4 ((1)) 20, 91-3 ((1)) 24 and 25	Tabatha Cole, DPD, ZED	**P/H TO 12/3/25**

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PCA 86-C-119-09/PRCA 86-C-119-03/DPA 86-C-119-05 (RZPA-2024-HM-00019) Hunter Mill	**Boston Properties Limited Partnership** A Development Plan Amendment, Proffered Condition Amendment, and Planned Residential Community Plan Amendment to continue development of the Reston Next mixed-use community. 12020 Sunset Hills Road, Reston, VA 20190 Tax Map ID #: 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A and 17-3 ((1)) 5, 5H1, 29A, and 17-3 ((22)) 3 (pt.), 10001 (pt.) Download Staff Report Here Staff Memo Dated 9/16/25	Katelyn Quinn, DPD, ZED	**REC APPROVAL** P/H from 6/25/25
PA 2023-00012 (SSPA 2023-1-3J) Providence	**Prosperity Business Campus** Consideration of a Plan amendment for residential mixed use up to 1.35 FAR on Sub-unit D1. (Previously known as Sequoia Capital) Tax Map ID #: 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 Download Staff Report Here	Stephen Waller, DPD, PD	**REC ADOPTION**

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 accommodation, 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.