

# December 2010

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.  
 (\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 <b>NO PC MEETING</b>	2 <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	3	4
5	6	7	8 <b>NO PC MEETING</b>	9 <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	10	11
12	13	14	15 <b>NO PC MEETING</b>	16 <b>NO PC MEETING</b>	17	18
19	20	21	22 <b>NO PC MEETING</b>	23 <b>COUNTY HOLIDAY</b>	24 <b>COUNTY HOLIDAY</b>	25 <i>Merry Christmas</i>
26	27	28	29 <b>NO PC MEETING</b>	30 <b>COUNTY HOLIDAY</b>	31 <b>COUNTY HOLIDAY</b> <b>NEW YEAR'S EVE</b> 	

**Planning Commission Meetings are held in the Board Auditorium of the Government Center at  
 12000 Government Center Parkway, Fairfax VA 22035.  
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, December 2, 2010**

Posted: 9/28/10  
 Revised: 12/3/10

**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 Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
RZ 2010-HM-006 <i>(Hunter Mill)</i>	Sekas Homes, Ltd. (N. Side of Old Courthouse Rd. at Larkmeade Dr.) <i>(From R-1 to R-3 for cluster subdivision of 6 homes)</i>	K. G. Sobers	<b>DEFER D/O TO 1/13/11</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
SE 2010-HM-014 <i>(Hunter Mill)</i>	Sekas Homes, Ltd. (N. Side of Old Courthouse Rd. at Larkmeade Dr.) <i>(From R-1 to R-3 for cluster subdivision of 6 homes)</i>	K. G. Sobers	<b>Withdrawn</b>
Z O Amendment <i>(Sargeant)</i>	State Code revisions; edit and other minor revisions	D. Hansen	<b>P/H to 1/26/11</b>
2232-B10-16 <i>(Braddock)</i>	Fairfax County Public Schools (9515 Main Street@Woodson High School) <i>(For bus parking facility for 31 vehicles and 51 buses)</i>	A. Capps	<b>P/H to 1/19/11</b> <i>(from 10/28/10)</i>
RZ 2010-LE-007 <i>(Lee)</i>	Fleet Drive LLC (W. side of Beulah St., e. side of Fleet Dr. at the intersection w/Gravel Ave.) <i>(From R-1 and R-12 to R-2 and R-12 for townhouses)</i>	K. G. Sobers	<b>P/H deferred indef.</b>
2232-B10-15 <i>(Braddock)</i>	T-Mobile Northeast LLC (5405 Port Royal Road, Ravensworth Industrial Park) <i>(For 120 ft. monopole &amp; replace equipment)</i>	A. Capps	<b>P/H to 12/9/10</b>
PCA-B-993/ FDPA-B-993-2 <i>(Providence)</i>	United Dominion Realty L.P. and Circle Towers LLC (S. side of Lee Highway; east of Pickett Road) <i>(For renovations, provision of work-force housing relocation of retail &amp; provision of TDM measures)</i>	S. Lin	<b>P/H to 2/9/11</b>  <i>(from 10/13/10)</i> <i>(from 6/24/10)</i> <i>(from 2/25/10)</i>
SEA 85-D-033-03/ 2232-D10-12 <i>(Dranesville)</i>	VEPCO, d/b/a Dominion Power (W.side Dulles Access Rd.@ West Falls Church rail yard) <i>(To permit electric substation and modifications)</i>	S. Williams	<b>P/H to 12/9/10</b> <i>(from 11/3/10)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, DECEMBER 1, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON  
WEDNESDAY, DECEMBER 1, 2010.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, DECEMBER 2, 2010**

- 7:00 p.m.** The Environment Committee held a meeting in the Board Conference Room of the Government Center to continue the discussion regarding data collection.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-D10-12 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electric substation. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.-West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with SEA 85-D-033-03.) **DRANESVILLE DISTRICT. P/H DEFERRED TO 12/9/10**

**SEA 85-D-033-03 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit an electric substation and modifications to development conditions. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.- West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with 2232-D10-12.) **DRANESVILLE DISTRICT. P/H DEFERRED TO 12/9/10**

**RZ 2010-HM-006 – SEKAS HOMES, LTD.** – Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.6 dwelling units per acre (du/ac). Located on the N. side of Old Courthouse Road approx. 355 ft. W. of its intersection with Larkmeade Dr. on approx. 2.3 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 29. **HUNTER MILL DISTRICT. DEFER D/O TO 1/13/11**

Posted: 12/2/10  
Revised: 12/2/10

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, DECEMBER 2, 2010**

**DEFERRAL:**

SEA 85-D-033-03/2232-D10-12 – VIRGINIA ELECTRIC & POWER COMPANY – **P/H to 12/9/10**  
d/b/a DOMINION VIRGINIA POWER

**CONSENT AGENDA ITEMS: CONCUR**

FS-Y10-50 – New Cingular Wireless, 4050 Westfax Drive (Deadline: 1/16/11)  
FS-H10-46 – Clearwire, 1850 Centennial Park Drive (Deadline: 1/18/11)  
FSA-77-2 – AT&T Mobility, 1766 Chain Bridge Road (Deadline: 1/25/11)  
FSA-D06-2-1 – AT&T Mobility, 977 Balls Hill Road (Deadline: 1/30/11)  
2232A-P00-5-4 – AT&T Mobility, I-495 & Route 50 (Deadline: 1/31/11)  
FSA-D96-21-1 – AT&T Mobility, 6862 Elm Street (Deadline: 2/7/11)  
FSA-M96-23-3 – AT&T Mobility, 2965 Patrick Henry Drive (Deadline: 2/8/11)  
FSA-H09-137-1 – Clearwire, 11800 Sunrise Valley Road (Deadline: 2/16/11)  
FSA-S09-168-1 – Clearwire, 4641 West Ox Road (Deadline: 2/16/11)  
FSA-V07-63-1 – Verizon Wireless, 9128 Belvoir Court (Deadline: 2/16/11)

**FEATURES SHOWN: CONCUR**

FS-Y10-69 – Verizon Wireless, 13224 Franklin Farm Road (Deadline: 12/2/10)  
FSA-41-2 – T-Mobile, 5856 Old Centreville Road (Deadline: 1/06/11)  
FSA-Y09-99-1 – Clearwire, 3600 Joseph Siewick Drive (Deadline: 1/16/11)  
FSA-Y02-22-1 – Verizon Wireless, 15950 Lee Highway (Deadline: 1/17/11)

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**RZ 2010-HM-006 – SEKAS HOMES, LTD. – D/O to 1/13/11**

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|---|---|
| 1. Joseph Buchko<br>8905 Old Courthouse Road<br>Vienna, VA 22181  | 4. Gary Peiffer<br>8811 Olympia Fields Lane<br>Vienna, VA 22182     |
| 2. Susan Pierce, Representative<br>Greater Tysons Green Civic Association<br>8830 Old Courthouse Road<br>Vienna, VA 22182 | 5. Chris Janoski<br>306 Old Courthouse Road, NE<br>Vienna, VA 22180 |
| 3. Jack Mitchell, President<br>Westbriar Civic Association<br>1005 Country Club Drive, NE<br>Vienna, VA 22180             | 6. Paula Roberts<br>1726 Pine Valley Drive<br>Vienna, VA 22182      |

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, December 9, 2010**

Posted: 9/27/10  
 Revised: 12/10/10

**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 Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2010-DR-002 <i>(Dranesville)</i>	D.C. Columbia Water & Sewer (Terminus of River Park Lane & W. side River Park Dr) <i>(For sewage pumping (odor control) facility &amp; uses in floodplain)</i>	S. Zottl	<b>APPROVAL REC</b> <i>(P/H from 12/9/10) (from 10/20/10) (from 9/15/10)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
2232-P10-10 <i>(Providence)</i>	Newpath Networks LLC & New Cingular Wireless PCS LLC (Hunter Mill Rd., Chain Bridge Rd., Vale Rd. and Oak Valley Dr.) <i>(Distributed Antenna System on utility replacement poles)</i>	D. Jillson	<b>DEFER D/O TO 1/13/11</b>
SEA 81-L-057-02 <i>(Lee)</i>	McDonald's Corporation (7608 and 7614 Richmond Highway) <i>(To demolish existing site and permit new fast-food restaurant w/drive through)</i>	B. Cho	<b>DEFER D/O TO 1/13/11</b> <i>(from defer indef) (from 5/13/10)</i>
2232-B10-15 <i>(Braddock)</i>	T-Mobile Northeast LLC (5405 Port Royal Road, Ravensworth Industrial Park) <i>(For 120 ft. monopole &amp; replace equipment)</i>	A. Capps	<b>APPROVED</b> <i>(from 12/2/10)</i>
SEA 85-D-033-03/ 2232-D10-12 <i>(Dranesville)</i>	VEPCO, d/b/a Dominion Power (W. side Dulles Access Rd. @ West Falls Church rail yard) <i>(To permit electric substation and modifications)</i>	S. Williams	<b>DEFER D/O TO 1/13/11</b> <i>(from 12/2/10) (from 11/3/10)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2010-DR-018 <i>(Dranesville)</i>	Thuan & Anhvan Truong (1010 Murphy Drive, Great Falls) <i>(For uses in floodplain; provide tree mitigation plan)</i>	S. Zottl	<b>P/H to 4/6/11</b>
SE 2009-MV-006/ 2232-V08-18 <i>(Mount Vernon)</i>	T-Mobile Northeast LLC (5614 Old Mill Road at St. James Episcopal Church) <i>(For 100 ft. monopole w/related ground equipment)</i>	S. Lin A. Capps	<b>P/H to 2/16/11</b>
RZ 2009-BR-015/ PCA C-083-02/ SEA 87-A-086-02 <i>(Braddock)</i>	College Town Associates, L. P. (10697 Braddock Road) <i>(For University Mall expansions/redesign)</i>	W. O'Donnell	<b>P/H to 1/19/11</b> <i>(from indef.)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, DECEMBER 8, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON  
WEDNESDAY, DECEMBER 8, 2010.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, DECEMBER 9, 2010**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEM SCHEDULED FOR DECISION ONLY**

**SE 2010-DR-002 – DISTRICT OF COLUMBIA WATER & SEWER AUTHORITY, (DCWASA)** – Appl. under Sects. 2-904 and 3-E04 of the Zoning Ordinance to permit a sewage pumping facility and uses in a floodplain. Located at the terminus of River Park Lane on approx. 2.1 ac. of land zoned R-E. Tax Map 4-3 ((1)) 2 pt. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-B10-15 – T-MOBILE NORTHEAST LLC** – Appl. to consider a proposal to develop a telecommunications facility and related equipment located at 5405 Port Royal Road, Springfield. Tax Map: 79-2 ((4)) A2. Area I. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **BRADDOCK DISTRICT. APPROVED**

**SEA 81-L-057-02 – MCDONALD'S CORPORATION** – Appl. under Sects. 4-804, 7-607, and 9-622 of the Zoning Ordinance to amend SE 81-L-057 previously approved for a fast-food restaurant with drive-thru facilities to permit modifications and waivers in a CRD and modifications to the site development and development conditions. Located at 7608 and 7614 Richmond Hwy. on approx. 1.57 ac. of land zoned C-8, CRD, and HC. Tax Map 92-4 ((2)) 3 and 4. **LEE DISTRICT. DEFER D/O TO 1/13/11**

**2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC** – Appl. to construct five antenna sites (nodes) in VA Dept. of Transportation right-of-way on portions of Chain Bridge Road, Hunter Mill Road, Oak Valley Dr., and Vale Road for a telecommunications Distributed Antenna System (DAS) in Oakton. Each node will consist of a taller replacement utility pole with concealed antennas at the top, a pole-mounted equipment cabinet, and fiber optic cable. Portions of Tax Maps 37-4, 38-3, and 47-2. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **PROVIDENCE DISTRICT. DEFER D/O TO 1/13/11**

**2232-D10-12 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electric substation. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.-West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with SEA 85-D-033-03.) **DRANESVILLE DISTRICT. DEFER D/O TO 1/13/11**

**SEA 85-D-033-03 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit an electric substation and modifications to development conditions. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.- West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with 2232-D10-12.) **DRANESVILLE DISTRICT. DEFER D/O TO 1/13/11**

Posted: 12/09/10  
Revised: 12/10/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, DECEMBER 9, 2010**

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DECISION ONLY:**

SE 2010-DR-002 – DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY (DCWASA)  
(P/H on 11/18/10) **RECOMMEND APPROVAL**

**DEFERRALS:**

2232-V08-18 – T-MOBILE NORTHEAST LLC (St. James Episcopal Church) – **P/H to 2/16/11**  
SE 2009-MV-006 – T-MOBILE NORTHEAST LLC – **P/H to 2/16/11**

**CONSENT AGENDA ITEMS: CONCUR**

FSA-P09-58-1 – Clearwire, 1766 Chain Bridge Road (Deadline: 1/23/11)  
FSA-D96-43-2 – AT&T Mobility, 6520 Georgetown Pike (Langley High School) (Deadline: 2/8/11)  
FS-Y10-67 – Verizon Wireless, 4800 Westfields Boulevard (Deadline: 2/20/11)  
FSA-B96-16-1 – AT&T Mobility, 7617 Little River Turnpike (Deadline: 2/27/11)

**FEATURES SHOWN: CONCUR**

FS-Y10-70 – Upper Occoquan Sewage Authority, Braddock Rd. & Old Lee Rd. (Deadline: 1/14/11)  
FS-S10-56 – Fiber Tower, 4618 West Ox Rd. (Fire & Rescue Training Academy) (Deadline: 2/13/11)  
FS-S10-48 – Clearwire, 13069 Autumn Willow Drive (Deadline: 2/26/11)  
FS-S10-61 – Clearwire, 12777 Fair Lakes Circle (Hyatt Fair Lakes Hotel) (Deadline: 3/05/11)  
FS-L10-43 – Clearwire, 6601 Telegraph Road (Deadline: 12/19/10)

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SEA 81-L-057-02 – McDONALD'S CORPORATION (Staff: Cathy Lewis) **DEFER D/O TO 1/13/11**

NO SPEAKERS

2232-B10-15 – T-MOBILE NORTHEAST, LLC (Ravensworth Industrial Park) (Staff: Anita Capps)

**APPROVED**

NO SPEAKERS

2232-D10-12 – VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) D/B/A DOMINION VIRGINIA POWER (Staff: David Jillson) **DEFER D/O TO 1/13/11**

SEA 85-D-033-03 – VEPCO D/B/A DOMINION VIRGINIA POWER (Staff: St. Clair Williams)

**DEFER D/O TO 1/13/11**

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|--|---|
| 1. Larry Rosenblum, President<br>Lemon Road Civic Association (LRCA)<br>2005 Crofton Place<br>Falls Church, VA 22043 | 5. Sondra Harnes Selway<br>2128 McKay Street<br>Falls Church, VA 22043                      |
| 2. Samuel Sun<br>2130 McKay Street<br>Falls Church, VA 22043   | 6. Vinson Palathingal<br>McKay-Eastman Group<br>2123 McKay Street<br>Falls Church, VA 22043 |
| 3. Leslie Gelman<br>2113 McKay Street<br>Falls Church, VA 22043  | 7. David Rybak<br>2129 McKay Street<br>Falls Church, VA 22043                               |
| 4. Brian Castelli<br>7103 Eastman Drive<br>Falls Church, VA 22043  | 8. Pavan Veluri<br>LRCA/McKay-Eastman<br>2120 McKay Street<br>Falls Church, VA 22043        |

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**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, December 9, 2010**

2232-D10-12 and SEA 85-D-033-03 – VEPCO D/B/A DOMINION VIRGINIA POWER *Continued*  
(Staff: David Jillson and St. Clair Williams) **DEFER D/O TO 1/13/11**

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| 9. Mark Zetts<br>McLean Citizens Association<br>6640 Kirby Court<br>Falls Church, VA 22043 | 10. Patrick Nowakowski, Executive Director<br>Dulles Corridor Metrorail Project<br>1593 Spring Hill Road, Suite 300<br>Vienna, VA 22182 |
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2232-P10-10 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC  
(Staff: David Jillson) **DEFER D/O TO 1/13/11**

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|--|---|
| 1. John Janka<br>2674 Oak Valley Drive<br>Vienna, VA 22181   | 8. Richard Brown, Treasurer<br>Lakevale Estates Homeowners Association<br>2401 Lakevale Drive<br>Vienna, VA 22181 |
| 2. James Sheedfar<br>10401 Lake Ridge Drive<br>Oakton, VA 22124  | 9. Paula Lohrmann<br>9919 Lindel Lane<br>Vienna, VA 22181   |
| 3. Gerald Godshaw<br>9906 Timmark Court<br>Vienna, VA 22181  | 10. Jody Bennett<br>Hunter Mill Defense League<br>1459 Hunter View Farms<br>Vienna, VA 22182                      |
| 4. Derrick Williams<br>2675 Oak Valley Drive<br>Vienna, VA 22181   | 11. Donna Kerfoot<br>2802 Welbourne Court<br>Oakton, VA 22124   |
| 5. Elizabeth Ross<br>2515 Babcock Road<br>Vienna, VA 22181   | 12. Ali Deyhim<br>9999 Courthouse Road<br>Vienna, VA 22181  |
| 6. Robert Ruth, President<br>Oakton Grove Homeowners Association<br>2604 Powdermill Lane<br>Vienna, VA 22181 | 13. Tracy Welch<br>9933 Lindel Lane<br>Vienna, VA 22181   |
| 7. Suli Wang<br>2849 Hunter Mill Road<br>Oakton, VA 22124  |   |