

# January 2009

Click on [View Agenda](#) or [View Speakers List](#) for detailed information.  
 \* The *Speakers List* is not available until after 3:30 pm on a meeting day.

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 	2 <b>COUNTY FURLOUGH DAY</b>	3
4	5	6	7 <b>No Planning Commission Meeting</b>	8 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	9	10
11	12	13	14 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	15 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	16	17
18	19 	20 <b>INAUGURATION DAY</b>	21 <b>No Planning Commission Meeting</b>	22 <b>No Planning Commission Meeting</b>	23	24
25	26	27	28 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	29 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	30	31

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

Posted: 10/31/08  
Revised: 2/18/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 8, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2008-HM-023 (Hunter Mill)	Keith & Stephanie Anderson 1203 Bishopsgate Way (for waiver of Minimum lot width requirement)	S. Johnson	<b>APPROVAL REC</b> (P/H on 12/11/08)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

PCA 78-C-098-03/ FDPA 78-C-098-04 (Hunter Mill)	Gregor, LLC (1850, 1852, 1856, 1860 Old Reston Avenue @ Sunset Hills Road) (To retain 3-story office bldg. as development option until such time as redevelopment occurs with new residential uses)	S. Williams	<b>APPROVAL REC</b> <b>APPROVED</b>
ZO Amendment	Mobile/Land-Based Telecom Facility	B. Parsons	<b>D/O TO 1/29/09</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2008-MA-008 (Mason)	Camden USA, Inc. & JPI Development Services, LP N. Leesburg Pike, W Carlin Springs Rd, East/West sides Rock Spring Ave. (for residential)	T. Strunk	<b>P/H to 2/26/09</b> (from 11/6/08)
RZ 2008-SP-012 (Springfield)	11-7 Associates, LLC (s. side Lee Highway, e. of intersection w/McKenzie Ave.)(from R-1 to R-2)	S. Battista	<b>P/H to 2/12/09</b> (from 12/11/08)
ZO Amendment (Commissioner Hart)	Angle of Bulk Plane (Maintaining neighborhood characteristics Height/grade)	J. Reale	<b>DEF INDEF</b> (from 10/22/08)
SE 2008-MA-011 (Mason)	Washington Baptist University, Inc. (4300 Evergreen Lane)(for college/university)	S. Johnson	<b>P/H to 4/30/09</b> (from 9/25/08)
SE 2008-BR-029/ PCA A-787 7 (Braddock)	7-Eleven, Inc. (6221 Rolling Road) (To construct new service station & quick-service food store)	T. Strunk	<b>P/H to 3/26/09</b> (from 1/15/09)
PRC A-502/ SE 2008-HM-024 (Hunter Mill)	Trustees of the United Christian Parish of Reston (11506 & 11508 North Shore Dr. (for church w/ <i>child care center and nursery school</i> )	K. Goddard- Sobers	<b>P/H to 5/6/09</b> (from 12/3/08)
PCA 2004-LE-012/ FDPA 2004-LE-012 (Lee)	Redbrick Development Group LLC/ MDP Groveton LLC SW Quadrant of intersection of Richmond Highway & Memorial ST (for mixed use Development to permit site modifications)	S. Williams	<b>P/H to 3/25/09</b> (from 12/11/08)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 7, 2009**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JANUARY 7, 2009**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 8, 2009**

**7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss possible modifications to application scheduling and impacts of VDOT's 527 review on applications.

**ITEM SCHEDULED FOR DECISION ONLY**

**SE 2008-HM-023 – KEITH AND STEPHANIE ANDERSON** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot width requirement. Located at 1203 Bishopsgate Way on approx. 4.02 ac. of land zoned R-1. Tax Map 12-3 ((7)) 4A and 24A.  
**HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) allow an increase in the maximum allowable height of structure or building rooftop panel antennas that are permitted by right from 6 feet up to and including 10 feet; (2) allow by-right replacement of utility poles and light poles on which antennas are mounted that are located in any street right-of-way to be up to and including 80 feet in height and up to and including 30 inches in diameter; (3) define a mobile and land-based telecommunication hub site as an equipment cabinet or structure that serves a mobile and land-based telecommunication system when there are no antennas located on the same lot as the equipment cabinet or structure; (4) allow mobile and land-based telecommunication hub sites by right in all C Districts, all I Districts, except the I-1 District, and in the commercial areas of all P Districts; in any zoning district on lots containing Group 3 special permit uses, except home child care facilities and group housekeeping units, Group 4, 5, or 6 special permit uses, Category 1, 2, 3, or 4 special exception uses, or Category 5 special exception uses, except for bed and breakfasts; and in any zoning district on property owned or controlled by a public use or Fairfax County governmental unit, provided that the hub site: (A) does not exceed 12 feet in height or 750 square feet of gross floor area; (B) does not exceed the maximum allowable floor area ratio for the zoning district in which it is located; (C) meets the minimum yard requirements of the district in which it is located, except that hub sites located in a utility transmission easement or street right-of-way must be located at least 20 feet from the utility transmission easement or street right-of-way; (D)

is screened by an 8 foot tall barrier, except that hub sites located outside of a utility transmission easement shall be subject to the transitional requirements of Article 13 of the Zoning Ordinance for a light public utility use; (E) if a hub site is added to an existing fenced or screened enclosure that contains telecommunication equipment structures, the screening requirement for the facility may be satisfied with the existing screening, provided that the screening meets the requirements listed in (D) above; and (F) hub sites located within an existing structure shall not be subject to Paragraphs (A) through (E) above; and (5) clarify that the height of replacement utility poles and light/camera standards shall be measured as the vertical distance between the lowest point of finished ground level adjacent to the structure and the highest point of the structure, including antennas. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at: [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz), under the Zoning heading, by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O TO 1/29/09**

**PCA 78-C-098-03/FDPA 78-C-098-04 – GREGOR, LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 78-C-098 previously-approved for 60 multi-family residences and a hotel with an Floor Area Ratio (FAR) of 0.65 and a density of 11.57 du/ac to permit commercial development with an overall FAR of 1.5 as a development option. Located on the W. side of Old Reston Ave. approx. 400 ft. N. of its intersection with Sunset Hills Rd. on approx. 5.19 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 1. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**PCA 2004-LE-012/FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC AND MDP GROVETON, LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2004-LE-012 previously-approved for mixed-use development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the S.W. quadrant of the intersection of Richmond Hwy. and Memorial St. on approx. 4.59 ac. of land zoned PRM, CRD, and HC. Comp. Plan Rec: Alternative Use. Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4, and 7. **LEE DISTRICT. P/H TO 3/25/09**

Posted: 1/8/09  
Revised: 1/9/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 8, 2009**

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

**DECISION ONLY:**

SE 2008-HM-023 - KEITH AND STEPHANIE ANDERSON (P/H on 12/11/08) **APPROVAL REC**

**DEFERRAL:**

PCA/FDPA 2004-LE-012 - REDBRICK DEVELOPMENT GROUP, LLC AND MDP GROVETON, LLC – **DEFER P/H TO 3/25/09**

**ADMINISTRATIVE ITEM: AUTHORIZATION REC**

Recommend Board of Supervisors authorize the Loisdale Road Study

**CONSENT AGENDA ITEM: CONCUR**

FS-L08-86 - Cricket Communications, 7711 Loisdale Road (Deadline: 1/12/09)

**FEATURES SHOWN: CONCUR**

FS-B08-115 - T-Mobile, 9801 Braddock Road (Virginia State Police Tower) (Deadline: 2/18/09)

FS-D08-62 - Cricket Communications, I-495 & Dulles Airport Access Road (Deadline: 1/28/09)

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PCA 78-C-098-03 - GREGOR, LLC **APPROVAL REC**

FDPA 78-C-098-04 - GREGOR, LLC (Staff: St. Clair Williams) **APPROVED**

NO SPEAKERS

**ZONING ORDINANCE AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES)** (Commissioner Hart) (Staff: Brian Parsons) **D/O TO 1/29/09**

1. Ed Donohue, Esquire, with Donohue & Blue PLC  
Representing NewPath Networks, LLC  
801 N. Fairfax Street, Suite 209  
Alexandria, VA 22314
2. Frank Stearns, Esquire, with Venable LLP  
Representing Verizon Wireless  
8010 Towers Crescent Drive  
Vienna, VA 22182
3. Connie Durcsak, Sr. Director of Industry Services  
PCIA – The Wireless Infrastructure Association  
500 Montgomery Street  
Alexandria, VA 22314
4. Jim Michal, Esquire, with Jackson & Campbell, PC  
Representing AT&T Mobility  
One Fayette Center, South Tower  
1120 20th Street, NW  
Washington, DC 20036

Posted: 10/31/08  
Revised: 12/16/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**\*\*MEETING AGENDA CANCELLED\*\***  
**Wednesday, January 14, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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**

None at this time.

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
CSP 2002-PR-016 (Providence)	Park Crest SPE Phase 1, L.L.C. (nw quad of intersection at Westpark Dr. & Park Run Dr.) ( <i>comprehensive sign plan</i> )	S. Lin	<b>P/H to 12/11/08</b>
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	<b>P/H to 2/26/09</b> (from 12/11/08)
SE 2008-LE-027 (Lee)	Trustees, Springfield Masonic Lodge 217, (7001 Backlick Road) (For private club)	K. Goddard -Sobers	<b>DEF INDEF</b>
PCA 78-S-063-06/ SE 2008-SU-026 (Sully)	The Aerospace Corporation (NE quadrant of Stonecroft Blvd. and Lee Road) (Amend Proffer 6 to conform with current EQC policy and increase bldg. height from 75 to 165 feet)	W. O'Donnell	<b>P/H to 1/15/09</b> (from 12/4/08)
RZ 2008-PR-010/ SE 2008-PR-021 (Providence)	James W. Jackson 2801 Chain Bridge Rd ( <i>for child care and nursery school</i> )	S. Lin	<b>P/H to 3/26/09</b> (from 12/3/08)
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)( <i>to permit increase in FAR</i> )	S. Williams	<b>P/H to 2/26/09</b> (from 11/20/08)

Posted: 10/31/08  
Revised: 1/16/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 15, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 90-M-003-3 (Mason)	Montessori School of Northern Virginia (6820 Pacific Lane) (for building Additions, change in development conditions & Site modifications)	T. Strunk	<b>D/O to 1/29/09</b>
Code Amendments (Commissioner Sargeant)	Public Water & Sewer Connection Requirements	J. Cronauer	<b>D/O to 1/29/09</b>
PCA 78-S-063-06/ SE 2008-SU-026 (Sully)	The Aerospace Corporation (NE quadrant of Stonecroft Blvd. and Lee Road) (Amend Proffer 6 to conform with current EQC policy and increase bldg. height from 75 to 165 feet)	W. O'Donnell	<b>APPROVAL REC</b> (from 1/14/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2008-BR-029/ PCA A-787 (Braddock)	7-Eleven, Inc. (6221 Rolling Road) (To construct new service station & quick-service food store)	T. Strunk	<b>P/H to 3/26/09</b> (from 1/8/09)
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	<b>P/H to 3/26/09</b> (from 10/16/08)
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver Of min. lot width requirement)	S. Johnson	<b>P/H to 3/18/09</b> (from 11/6/08)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 14, 2009**

**7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 4/5 at the Fairfax County Government Center to meet with representatives from the Park Authority, School Board, Police, Fire and Rescue, Falls Church Water and Fairfax Water to discuss potential impacts of Tysons redevelopment on their respective departments/agencies.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JANUARY 14, 2009**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 15, 2009**

**7:30 p.m.** The Transportation Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the pending Dulles Rail applications.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PUBLIC FACILITIES MANUAL (PUBLIC WATER & SEWER REQUIREMENT) –**  
To amend the Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual (PFM). The amendment to Chapter 65 of the County Code will require every building to be connected to a public water supply, where deemed available, when there is no existing well or the existing well has been deemed irreparable. The amendment requires every building to be connected to a public sewer system, where deemed available, when there is no existing individual sewage disposal system or the existing system has been deemed irreparable, and when it is located in an approved sewer service area. Exceptions to these requirements for connection may be granted by the Department of Health. The amendment clarifies that the distance for a public water or sewer system to be deemed available is based on the distance between the property line and the water or sewer system. The amendment to Chapter 9 of the PFM will remove the exemption of two-lot subdivisions with lot sizes between 20,000 square feet and 74,999 square feet from meeting the requirement to extend the public water supply. Anyone wishing to present views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the speakers list or may appear and be heard. As required by law, copies of the

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, January 15, 2009**

**Page 2**

full text of proposed ordinances, plans, and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries. Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. For sign language interpreters or other accommodations, please call the Planning Commission Office at 703-324-2865; TTY: 703-324-3903, at least five days in advance of the public hearing. **D/O TO 1/29/09**

**SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC.** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 90-M-003 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment in students from 135 to a maximum of 179, addition of land area, building additions, and associated modifications to site design and development conditions. Located at 6820 Pacific La. on approx. 3.23 ac. of land zoned R-2. Tax Map 71-2 ((8)) A and 93B. **MASON DISTRICT. D/O TO 1/29/09**

**PCA 78-S-063-06 – THE AEROSPACE CORPORATION** – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.50. Located in the N.E. quadrant of the intersection of Stonecroft Blvd. and Lee Rd. on approx. 40.41 ac. of land zoned I-3 and WS. Comp. Plan Rec: Office, hotel, and industrial uses at a 0.50 FAR. Tax Map 44-1 ((4)) 35. (Concurrent with SE 2008-SU-026.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-SU-026 – THE AEROSPACE CORPORATION** – Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in building height from 75.0 ft. up to a maximum of 165.0 ft. Located at 4801 Stonecroft Blvd. on approx. 40.41 ac. of land zoned I-3 and WS. Tax Map 44-1 ((4)) 35. (Concurrent with PCA 78-S-063-06.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 1/15/09  
Revised: 1/16/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 15, 2009**

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

**ADMINISTRATIVE ITEM: APPROVAL REC**

Site Plan #3455-SP-004-2 for McLean Bible Church/Jill's House (Medical Care Facility)

**FEATURES SHOWN: CONCUR**

FS-Y08-110 – T-Mobile, 5675 Stone Road (Deadline: 1/18/09)

FS-Y08-74 – Cricket Communications, 15000 Conference Center Drive (Deadline: 1/31/09)

FS-V08-46 – Cricket Communications, 9128 Belvoir Court (Deadline: 3/31/09)

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**PUBLIC FACILITIES MANUAL (PUBLIC WATER/SEWER – D/O TO 1/29/09**  
**REQUIREMENT)** (Staff: Judy Cronauer) (Commissioner Sargeant)

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|--|--|
| 1. Cynthia Kochendarfer<br>15052 White Post Court<br>Centreville, VA 20121 | 2. David Kochendarfer<br>15052 White Post Court<br>Centreville, VA 20121 |
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**SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA – D/O TO 1/29/09**

(Staff: Tracy Strunk)

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|---|--|
| 1. Mark Crawford<br>Hillbrook Tall Oaks Civic Association<br>4604 Monterey Drive<br>Annandale, VA 22003         | 8. Katherine Larkin<br>5265 Bradgen Court<br>Springfield, VA 22151     |
| 2. David Brundage<br>6921 Oak Court<br>Annandale, VA 22003  | 9. Don Knieriem<br>6613 Bay Tree Lane<br>Falls Church, VA 22041        |
| 3. Walter A. Sanders, Chairman<br>Hillbrook Tall Oaks Civic Association<br>P.O. Box 1112<br>Annandale, VA 22003 | 10. Julianne Mueller<br>3602 Whispering Lane<br>Falls Church, VA 22041 |
| 4. Patricia Borowski<br>6824 Pacific Lane<br>Annandale, VA 22033  | 11. Hope Canning<br>13 East Howell Avenue<br>Alexandria, VA 22301      |
| 5. Betsy Mitchell<br>6718 Princess Anne Lane<br>Falls Church, VA 22042  | 12. Becky Cranna<br>3717 Pleasant Ridge Rd.<br>Annandale, VA 22003     |
| 6. Julia Kurtz<br>4112 Doveville Lane<br>Fairfax, VA 22032  | 13. Catharina Jacknow<br>6519 33rd Street<br>Falls Church, VA 22043    |
| 7. Tina Savage<br>8650 Vernon Avenue<br>Alexandria, VA 22309  |  |

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, January 15, 2009**

**Page 2**

PCA 78-S-063-06 – THE AEROSPACE CORPORATION – **APPROVAL REC**  
/SE 2008-SU-026 – THE AEROSPACE CORPORATION – **APPROVAL REC**  
(Staff: William O'Donnell)

1. Ralph Willis, President  
Chantilly Youth Organization  
13105 Melrae Court  
Fairfax, VA 22033
2. Robert Carlson  
15103 Stillfield Place  
Centreville, VA 20120
3. Jim Dwyer  
14383 N. Slope Street  
Centreville, VA 20120
4. Sandy Evans, Co-Founder  
SLEEP (Start Later in Excellence  
in Education Proposal)  
3250 Valley Lane  
Falls Church, VA 22044
5. Linda Burchfiel  
1605 Maddux Lane  
McLean, VA 22101
6. Michael Richards  
The Alter Group  
Loudoun Gateway Corporate Center  
Dulles, VA

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 21, 2009**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON  
WEDNESDAY, JANUARY 21, 2009**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 22, 2009**

**7:30 p.m.** The Tysons Corner Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center with County Libraries and Stormwater/Sewer Agencies to discuss potential impacts of Tysons redevelopment on their respective departments/agencies.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON  
THURSDAY, JANUARY 22, 2009**

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Posted: 10/31/08  
Revised: 1/29/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**(CANCELLED FOR HAZARDOUS WEATHER)**  
**Wednesday, January 28, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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**

None at this time.

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
2232-P08-10 (Tysons East)/ SE 2008-PR-033	Dulles Rail Station Applications (Electrically powered regional rail transit	D. Jillson & S. Lin	<b>P/H to 2/18/09</b>
2232-P08-11 (Tysons Central 123)/ SE 2008-PR-035	facility & uses in a floodplain)		
2232-MD08-12 (Tysons Central 7)/ SE 2008-MD-036			
2232-MD08-13 (Tysons West)/ SE 2008-MD-034			
2232-H08-14 (Wiehle Ave.) SE 2008-HM-038 (Providence, Dranesville and Hunter Mill Districts)			

**FAIRFAX COUNTY PLANNING COMMISSION**  
**\*\*ALL MEETINGS CANCELLED DUE TO INCLEMENT WEATHER\*\***  
**WEDNESDAY, JANUARY 28, 2009**

**7:30 p.m.** The Policy and Procedures Committee did not meet in the Board Conference Room of the Fairfax County Government Center to discuss the proposed termination of the Area Plans Review tabloid.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time.

**2232-P08-10 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located in the S.W. quadrant of the intersection of Dolley Madison Blvd. and Colshire Dr. and the N. side of Dolley Madison Blvd. on approx. 4.4 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A1, B1 pt. C1 pt., D, and E; 30-3 ((28)) B3 pt. and C1 pt. (Concurrent with SE 2008-PR-033, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. P/H TO 2/18/09**

**SE 2008-PR-033 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** – Appl. under Sects. 2-904, 4-304, and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components and uses in a floodplain. Located in the S.W. quadrant of the intersection of Dolley Madison Blvd. and Colshire Dr. and the N. side of Dolley Madison Blvd. on approx. 4.4 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A1, B1 pt., C1 pt., D and E; 30-3 ((28)) B3 pt., and C1 pt. (Concurrent with 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. P/H TO 2/18/09**

**2232-P08-11 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located in the N.E. and N.W. quadrants of the intersection of Tysons Blvd. and Chain Bridge Rd. on approx. 3.46 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((10)) 4A pt., 5A pt., 5B pt., and 5C pt. (Concurrent with SE 2008-PR-035, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. P/H TO 2/18/09**

**SE 2008-PR-035 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 6-205 and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located in the N.E. and N.W. quadrants of the intersection of Tysons Blvd. and Chain Bridge Rd. on approx. 3.46 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((10)) 4A pt., 5A pt., 5B pt., and 5C pt. (Concurrent with 2232-P08-11, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD-08-13, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **PROVIDENCE DISTRICT. P/H TO 2/18/09**

**2232-MD08-12 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 8348 and 8359 Leesburg Pk. on approx. 2.51. of land zoned C-8, HC, and SC. Tax Map 29-3 ((1)) 32 pt. and 71A pt. (Concurrent with SE 2008-MD-036, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. P/H TO 2/18/09**

**SE 2008-MD-036 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 4-704, 4804, and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located at 8348 and 8359 Leesburg Pk. on approx. 2.51 ac. of land zoned C-7, C-8, HC, and SC. Tax Map 29-3 ((1)) 32 pt. and 71A pt. (Concurrent with 2232-MD08-12, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. P/H TO 2/18/09**

**2232-MD08-13 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 1580 Spring Hill Rd. and 8536 and 8548 Leesburg Pk. on approx. 1.91 ac. of land zoned C-7 and SC. Tax Map 29-3 ((1)) 2C1 pt., 53 pt., and 53A pt. (Concurrent SE 2008-MD-034, SE 2008-PR-033, 2232-P08-10, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. P/H TO 2/18/09**

**SE 2008-MD-034 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 4-704 and 9-401 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components. Located at 1580 Spring Hill Rd. and 8536 and 8548 Leesburg Pk. on approx. 1.91 ac. of land zoned C-7, HC, and SC. Tax Map 29-3 ((1)) 2C1 pt., 53 pt., and 53A pt. (Concurrent with 2232-MD08-13, SE 2008-PR-033, 2232-P08-10, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, 2232-MD08-12, SE 2008-HM-038, and 2232-H08-14.) **HUNTER MILL & PROVIDENCE DISTRICTS. P/H TO 2/18/09**

**2232-H08-14 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electrically-powered regional rail transit facility and associated components. Located at 1860 Wiehle Ave. and 1850 Centennial Park Dr. and 11400 Commerce Park Dr. and portions of land owned by the Commonwealth of Virginia on approx. 10.29 ac. of land zoned I-3 and I-4. Tax Map 17-4 ((1)) 17A; 17-4 ((12)) 11D4 pt., and 11D5pt. (Concurrent with SE 2008-HM-038, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, and 2232-MD08-12.) **HUNTER MILL DISTRICT P/H TO 2/18/09**

**SE 2008-HM-038 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY –**

Appl. under Sects. 5-304, 5404, 9-401, and 9-607 of the Zoning Ordinance to permit an electrically-powered regional rail transit facility and associated components and an increase in building height from 75 ft. up to a maximum of 85 ft. Located at 1860 Wiehle Ave. and 1850 Centennial Park Dr. and 11400 Commerce Park Dr. and portions of land owned by the Commonwealth of Virginia on approx. 10.29 ac. of land zoned I-3 and I-4. Tax Map 17-4 ((1)) 17A; 17-4 ((12)) 11D4 pt., and 11D5pt. (Concurrent with 2232-H08-14, SE 2008-PR-033, 2232-P08-10, SE 2008-MD-034, 2232-MD08-13, SE 2008-PR-035, 2232-P08-11, SE 2008-MD-036, and 2232-MD08-12.) **HUNTER MILL DISTRICT. P/H TO 2/18/09**

Posted: 10/31/08  
Revised: 1/30/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 29, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2008-PR-009 w/ 2232-P07-17 (Providence)	Community Wireless Structures (3457 Gallows Rd)(telecom facility)	S. Battista	<b>APPROVAL REC APPROVED</b> (P/H on 12/4/08)
ZO Amendment (Commissioner Hart)	Mobile/Land-Based Telecom Facility	B. Parsons	<b>APPROVAL REC</b> (P/H on 1/8/09)
SEA 90-M-003-3 (Mason)	Montessori School of Northern Virginia (6820 Pacific Lane) (for building Additions, change in development conditions & Site modifications)	T. Strunk	<b>D/O to 2/12/09</b> (P/H on 1/15/09)
Code Amendments (Commissioner Sargeant)	Public Water & Sewer Connection Requirements	J. Cronauer (P/H on 1/15/09)	<b>APP REC CH 9 DENY REC CH 65</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	<b>APPROVAL REC</b> (from 12/3/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2008-MA-002 (Mason)	Aaron & Mary E. Samson 6020 Leesburg Pike (Car Wash)	T. Strunk	<b>Deferred Indef</b> (from 9/25/08)
SE 2008-SP-025 (Springfield)	Islamic Saudi Academy 11101/11115, 11121,11123 Popes Head Rd (for building additions, increase in enrollment & site modifications)	T. Strunk	<b>P/H to 3/18/09</b> (from 12/11/08)
PCA 80-L-004 (Lee)	Loisdale Road, LLC (E. of Loisdale Rd.; S. of Loisdale Park; W. of railroad tracks) (To allow single office bldg., rather than series of office condos.)	K. Goddard- Sobers	<b>P/H to 3/18/09</b>
RZ/FDP 2008-PR-004 (Providence)	JPI Development Services, L.P. Leesburg Pike and Tyco Road (mixed use development)	S. Williams	<b>P/H to 4/30/09</b> (from 10/1/08) (from indef def)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JANUARY 29, 2009**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**2232-P07-17 – COMMUNITY WIRELESS STRUCTURES** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 3457 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Tax Map 59-2 ((9)) (1) 6 and 7. (Concurrent with SE 2008-PR-009.) **PROVIDENCE DISTRICT. APPROVED**

**SE 2008-PR-009 – COMMUNITY WIRELESS STRUCTURES** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a telecommunications facility (monopole). Located at 3457 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Tax Map 59-2 ((9)) (1) 6 and 7. (Concurrent with 2232-P07-17.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) allow an increase in the maximum allowable height of structure or building rooftop panel antennas that are permitted by right from 6 feet up to and including 10 feet; (2) allow by-right replacement of utility poles and light poles on which antennas are mounted that are located in any street right-of-way to be up to and including 80 feet in height and up to and including 30 inches in diameter; (3) define a mobile and land-based telecommunication hub site as an equipment cabinet or structure that serves a mobile and land-based telecommunication system when there are no antennas located on the same lot as the equipment cabinet or structure; (4) allow mobile and land-based telecommunication hub sites by right in all C Districts, all I Districts, except the I-1 District, and in the commercial areas of all P Districts; in any zoning district on lots containing Group 3 special permit uses, except home child care facilities and group housekeeping units, Group 4, 5, or 6 special permit uses, Category 1, 2, 3, or 4 special exception uses, or Category 5 special exception uses, except for bed and breakfasts; and in any zoning district on property owned or controlled by a public use or Fairfax County governmental unit, provided that the hub site: (A) does not exceed 12 feet in height or 750 square feet of gross floor area; (B) does not exceed the maximum allowable floor area ratio for the zoning district in which it is located; (C) meets the minimum yard requirements of the district in which it is located, except that hub sites located in a utility transmission easement or street right-of-way must be located at least 20 feet from the utility transmission easement or street right-of-way; (D) is screened by an 8 foot tall barrier, except that hub sites located outside of a utility transmission easement shall be subject to the transitional requirements of Article 13 of the Zoning Ordinance for a light public utility use; (E) if a hub site is added to an existing fenced or screened enclosure that contains telecommunication equipment structures, the screening requirement for the facility may be satisfied with the existing screening, provided that the screening meets the requirements listed in (D) above; and (F) hub sites located within an existing structure shall not be subject to Paragraphs (A) through (E) above; and (5) clarify that the height of replacement utility poles and light/camera standards shall be measured as the vertical distance between the lowest point of finished ground level adjacent to the structure and the highest point of the structure, including

antennas. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at: [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz), under the Zoning heading, by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**PUBLIC FACILITIES MANUAL (PUBLIC WATER & SEWER REQUIREMENT) –**

To amend the Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual (PFM). The amendment to Chapter 65 of the County Code will require every building to be connected to a public water supply, where deemed available, when there is no existing well or the existing well has been deemed irreparable. The amendment requires every building to be connected to a public sewer system, where deemed available, when there is no existing individual sewage disposal system or the existing system has been deemed irreparable, and when it is located in an approved sewer service area. Exceptions to these requirements for connection may be granted by the Department of Health. The amendment clarifies that the distance for a public water or sewer system to be deemed available is based on the distance between the property line and the water or sewer system. The amendment to Chapter 9 of the PFM will remove the exemption of two-lot subdivisions with lot sizes between 20,000 square feet and 74,999 square feet from meeting the requirement to extend the public water supply. Anyone wishing to present views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the speakers list or may appear and be heard. As required by law, 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 may be examined at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries. Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. For sign language interpreters or other accommodations, please call the Planning Commission Office at 703-324-2865; TTY: 703-324-3903, at least five days in advance of the public hearing. **APPROVAL REC CH 9; DENIAL RECOMMENDED FOR CHAPTER 65**

**ITEM SCHEDULED FOR PUBLIC HEARING**

**RZ 2004-LE-042 – JAMES PURYEAR** – Appl. to rezone from R-1, C-5, and HC to C-5 and HC to permit commercial use with an overall Floor Area Ratio (FAR) of 0.24. Located on the E. side of Grovedale Dr., approx. 260 ft. S. of Franconia Rd. on approx. 1.18 ac. of land. Comp. Plan Rec: Office with option for retail up to 0.25 FAR. Tax Map 81-3 ((5)) 13. **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 1/29/09  
Revised: 1/30/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 29, 2009**

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

**DECISIONS ONLY:**

2232-P07-17/SE 2008-PR-009 – COMMUNITY WIRELESS STRUCTURES – (P/H on 12/04/08)

**APPROVED/APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (MOBILE AND LAND BASED – **APPROVAL REC**  
TELECOMMUNICATION FACILITIES) (Commissioner Hart) (P/H on 1/08/09)

SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA – **D/O TO 2/12/09**  
(P/H on 1/15/09)

PUBLIC FACILITIES MANUAL (PUBLIC WATER/SEWER – **APPROVAL REC FOR CHAP 9**  
REQUIREMENT) (Commissioner Sargeant) (P/H on 1/15/09) – **DENIAL REC FOR CHAP 65**

**FEATURES SHOWN: CONCUR**

FS-D08-50 – Cricket Communications, 9916 Georgetown Pike (Deadline: 1/29/09)

FS-Y08-58 – Cricket Communications, 15717 Lee Highway (Deadline: 1/30/09)

FS-P08-77 – Cricket Communications, 2230 George Marshall Drive (Deadline: 1/31/09)

FS-D08-81 – Cricket Communications, 1350 Beverly Road (Deadline: 2/5/09)

FS-L08-131 – T-Mobile, 6120 Franconia Road (Deadline: 3/11/09)

FS-L08-91 – Cricket Communications, Wilton Rd. S. of Franconia Rd. util. easemt. (Deadline: 4/4/09)

**ADMINISTRATIVE ITEM:**

Planning Commission election of officers:

Chairman – Peter F. Murphy, Jr.

Vice Chairman – Walter L. Alcorn

Secretary – Suzanne F. Harsel

Parliamentarian – Frank A. de la Fe

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RZ 2004-LE-042 – JAMES PURYEAR (Staff: St. Clair Williams) – **APPROVAL REC**

NO SPEAKERS