

# January 2010

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.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 	2
3	4	5	6 Environment Committee Workshop <i>View Speaker's List*</i>	7 <i>View Agenda</i> <i>View Speaker's List*</i>	8	9
10	11	12	13 <i>View Agenda</i> <i>View Speaker's List*</i>	14 <i>View Agenda</i> <i>View Speaker's List*</i>	15	16
17	18 HOLIDAY 	19	20 No Planning Commission Meeting	21 <i>View Agenda</i> <i>View Speaker's List*</i>	22	23
24	25	26	27 No Planning Commission Meeting	28 <i>View Agenda</i> <i>View Speaker's List*</i>	29	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.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**ENVIRONMENT COMMITTEE**  
**WEDNESDAY, JANUARY 6, 2010**

**ADMINISTRATIVE ITEM:**

Approval of November 19, 2009 Environment Committee Minutes

\*\*\*\*\*

**PUBLIC WORKSHOP ON FAIRFAX COUNTY**  
**ENVIRONMENTAL QUALITY CORRIDOR DISTURBANCE POLICY**

1. Michael Rolband, President  
Wetland Studies and Solutions, Inc.  
5300 Wellington Branch Drive, Suite 100  
Gainesville, VA 20155
  
2. Inda Stagg, Land Use Coordinator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201
  
3. John De Noyer  
600 Austin Lane  
Herndon, VA 20170
  
4. Ann Csonka  
600 Austin Lane  
Herndon, VA 20170
  
5. Kris Unger  
Lands and Waters  
2200 2nd Street North, Apt. 6  
Arlington, VA 22201
  
6. Stella Koch, At-Large, Chair  
Environmental Quality Advisory Council (EQAC)  
1056 Manning Street  
Great Falls VA 22066

Posted: 12/4/09  
Revised: 1/28/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 7, 2010**

**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>
SPA 83-P-057-05	The Church for All Nations	S. Lin	<b>D/O to 2/10/10</b>
SE 2009-MA-015 (Mason)	Ana L. Cornejo 4954 Sunset Lane and 4921 Backlick Rd.)	S. Zottl	<b>D/O to 2/4/10</b> (P/H on 12/10/09)
<b><u>ITEMS SCHEDULED FOR PUBLIC HEARING</u></b>			
PCA 91-P-027/ SE 2009-PR-021 (Providence)	JSH Enterprises, LLC 7800 Lee Highway (light vehicle service establishment)	W. O'Donnell	<b>D/O to 1/28/10</b>
SEA 2006-HM-017 (Hunter Mill)	Fiaza Hannifa Montessori Children's Center 2754 Centreville Road	W. O'Donnell	<b>APPROVAL REC</b> (from 12/10/09)
RZ/PRC 2009-HM-014/ PCA 89-C-025-05 & DPA 89-C-025-04 (Hunter Mill)	Reston Hospital Center N.E. Quadrant of intersection of Fairfax County Parkway & New Dominion Parkway (for mixed use development to permit deletion of land area (See Rehearing on 3/3/10 for advertising problem)	S. Lin	<b>APPROVAL REC</b> (from 12/2/09)

**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>
ZO Amendment	Residential Studios	D. Pesto	<b>P/H to 1/21/10</b>
FDPA-A-320 (Braddock)	Danbury Forest Community Assn. (for residential development to permit building Additions and site modifications)	S. Zottl	<b>P/H to 2/18/10</b>
S09-CW-1CP (Hart)	Policy Plan Amendment for the Visual & Performing Arts	P. Nee	<b>P/H to 2/10/10</b>
RZ 2009-MV-010 (Mount Vernon)	SPARROWEN, LLC S. side of Lockport Place approx. 400' E. of Its intersection w/ Telegraph Rd (industrial)	S. Williams	<b>DEF INDEF</b> (from 10/29/09)
RZ 2009-MA-011/ SEA 95-M-039 (Mason)	Westlawn Limited Partnership 3008, 3030, 3040 Annandale Rd & 6715 Arlington Blvd (to permit site modifications, drive-in financial Institution, drive-thru pharmacy, increase in bldg height, Wavier of certain sign regulations)	T. Strunk	<b>P/H to 2/10/10</b> (from 10/29/09)
SEA 80-S-103-03 (Springfield)	FLO TV Inc. 6199 Old Arrington Lane (to permit site modifications)	C. DeManche	<b>P/H to 3/31/10</b> (from indef def)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 6, 2010**

**7:30 p.m.** The Planning Commission's Environment Committee held a public workshop to solicit comments on staff proposals to limit disturbances of the County's Environmental Quality Corridors from interested parties. As a starting point for discussion in advance of more formal consideration of a Plan Amendment, staff drafted a paper providing a detailed background regarding this issue as well as a draft "strawman" Plan Amendment.  
(<http://www.fairfaxcounty.gov/planning/eqcdisturbancesstrawman.pdf>)

The workshop was held on **Wednesday, January 6, 2010 at 7:30 p.m.** in the Board Auditorium, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD REGULAR LAND USE  
PUBLIC HEARINGS ON WEDNESDAY, JANUARY 6, 2010.**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 7, 2010**

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**SE 2009-MA-015 – ANA L. CORNEJO** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 4921 Backlick Road and 4954 Sunset Lane on approx. 2.17 ac. of land zoned R-2. Tax Map 71-3 ((1)) 24A and 71-4 ((1)) 20.  
**MASON DISTRICT. D/O to 2/4/10**

**SPA 83-P-057-05 – CHURCH OF ALL NATIONS** – Administrative hearing on Special Permit Application pending before the Board of Zoning Appeals for property located on Amanda Place on Tax Map 49-1 ((1)) 35A, 37, 38, and 38A. **PROVIDENCE DISTRICT.**  
**D/O to 2/10/10**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2009-HM-014 – RESTON HOSPITAL CENTER LLC** – Appl. to rezone from I-5 and C-3 to PRC to permit mixed-use development (including office and medical care facilities) with an overall Floor Area Ratio (FAR) of .70. Located in the N.E. quadrant of the intersection of the Fairfax County Pkwy. and New Dominion Pkwy. and on the W. side of Town Center Pkwy. on approx. 31.65 ac. of land. Comp. Plan Rec: Public Facilities, Government and Institutional, and

Residential Planned Community. (Concurrent with PRC 2009-HM-014, PCA 89-C-025-05, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. APPROVAL REC (REHEARING on 3/3/10 for advertising problem)**

**PRC 2009-HM-014 – RESTON HOSPITAL CENTER LLC** – Appl. to approve the PRC plan associated with RZ 2009-HM-014 to permit mixed-use development (including office and medical care facilities). Located in the N.E. quadrant of the intersection of the Fairfax County Pkwy. and New Dominion Pkwy. and on the W. side of Town Center Pkwy. on approx. 31.65 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PCA 89-C-025-05, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. APPROVAL REC**

**PCA 89-C-025-05 – RESTON HOSPITAL CENTER LLC** – Appl. to amend the proffers for RZ 89-C-025 previously approved for mixed-use development to permit the deletion of land area and associated modifications to site design. Located in the N.E. quadrant of the intersection of Fairfax County Pkwy. and New Dominion Pkwy. on approx. 9.33 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional, and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PRC 2009-HM-014, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. APPROVAL REC**

**DPA 89-C-025-04 – RESTON HOSPITAL CENTER LLC** – Appl. to permit the 4th amendment of the Development Plan for RZ 89-C-025 to permit mixed-use development (including office and medical care facility) with an overall Floor Area Ratio (FAR) of .70 and associated modifications to site design. Located in the N.E. quadrant of the intersection of Fairfax County Pkwy. and New Dominion Pkwy. on approx. 9.33 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional, and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PRC 2009-HM-014, and PCA 89-C-025-05.) **HUNTER MILL DISTRICT. APPROVAL REC**

**SEA 2006-HM-017 – FIAZA HANNIFA, MONTESSORI CHILDREN’S CENTER** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2006-HM-017 previously approved for a child care center with a maximum enrollment of 150 students to permit site modifications and modifications of development conditions. Located at 2754 Centreville Road on approx. 2.69 ac. of land zoned R-1. Tax Map 25-1 ((1)) 34C and 34D. **HUNTER MILL DISTRICT. APPROVAL REC**

**PCA 91-P-027 – JSH ENTERPRISES, LLC** – Appl. to amend the proffers for RZ 91-P-027 previously approved for commercial development to permit construction of a light vehicle service establishment and modifications of minimum lot size and lot width requirements and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.27. Located at 7800 Lee Hwy. on approx. 20,901 sq. ft. of land zoned C-8 and HC. Comp. Plan Rec: Retail. Tax Map 49-2 ((1)) 93. (Concurrent with SE 2009-PR-021.) **PROVIDENCE DISTRICT. D/O to 1/28/10**

**SE 2009-PR-021 – JSH ENTERPRISES, LLC** – Appl. under Sect. 4-604 of the Zoning Ordinance to permit a light vehicle service establishment and modifications of minimum lot size and lot width. Located at 7800 Lee Hwy. on approx. 20,901 sq. ft. of land zoned C-8 and HC. Tax Map 49-2 ((1)) 93. (Concurrent with PCA 91-P-027.) **PROVIDENCE DISTRICT.**  
**D/O to 1/28/10**

**SEA 80-S-103-03 – FLO TV INC.** – Appl. under Sect. 3-0C04 of the Zoning Ordinance to amend SE 80-S-103 previously approved for a telecommunications facility to permit associated modifications to site design and development conditions. Located at 6199 Old Arrington Lane on approx. 5.44 ac. of land zoned R-C and WS. Tax Map 77-3 ((1)) 1A. **SPRINGFIELD DISTRICT. FROM DEFERRED INDEFINITELY TO 3/31/10**

Posted: 1/7/10  
Revised: 1/26/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 7, 2010**

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

**DEFERRAL:**

SPA 83-P-057-05 – THE CHURCH FOR ALL NATIONS – **D/O to 2/10/10**  
(Administrative Hearing on 12/02/09)

**DECISION ONLY:**

SE 2009-MA-015 – ANA L. CORNEJO (P/H on 12/10/09) – **D/O to 2/4/10**

**CONSENT AGENDA ITEM: CONCUR**

FSA-P01-24-2 – Verizon Wireless, 3050 Chain Bridge Road (Deadline: 1/25/10)

**FEATURES SHOWN: CONCUR**

FS-P09-142 – Clearwire, 8245 Boone Boulevard (Deadline: 1/11/10)  
FS-M09-62 – Clearwire, 6560 Braddock Road (Deadline: 1/12/10)  
FS-P09-58 – Clearwire, 1766 Chain Bridge Road (Deadline: 1/30/10)  
FS-V09-71 – Clearwire, 9128 Belvoir Court (Deadline: 1/31/10)  
FS-V09-98 – Clearwire, 2501 Parkers Lane (Deadline: 1/31/10)  
FS-L09-174 – T-Mobile, 7150 Hayfield Road (Deadline: 2/17/10)  
FS-L09-118 – Clearwire, 7606 Telegraph Road (Deadline: 2/18/10)  
FS-L09-187 – Clearwire, 7936 Telegraph Road (Deadline: 2/23/10)  
FS-V09-173 – AT&T Mobility (New Cingular Wireless), 2501 Parkers Lane (Deadline: 3/8/10)

\*\*\*\*\*

SEA 2006-HM-017 – FIAZA HANNIFA, MONTESSORI CHILDREN'S CENTER – **APPROVAL REC**  
(Staff: William O'Donnell)

NO SPEAKERS

PCA 91-P-027 & SE 2009-PR-021 – JSH ENTERPRISES, LLC – **D/O to 1/28/10**  
(Staff: William O'Donnell)

- |  |  |
|--|--|
| 1. Jim Coakley<br>7732 Lee Highway<br>Falls Church, VA 22042 | 2. Christine Cordes<br>2855 Coors Park Court<br>Falls Church, VA 22043 |
|--|--|

RZ/PRC 2009-HM-014 – RESTON HOSPITAL CENTER LLC – **APPROVAL REC**  
PCA 89-C-025-05 – RESTON HOSPITAL CENTER LLC – **APPROVAL REC**  
DPA 89-C-05-04 – RESTON HOSPITAL CENTER LLC – **APPROVAL REC**  
(Staff: Suzanne Lin) (**Rehearing on 3/3/10 for advertising problem**)

- |   |   |
|---|---|
| 1. Mark Ingrao<br>Greater Reston Chamber of Commerce<br>1763 Fountain Drive<br>Reston, VA 20190 | 3. Kerrie Wilson<br>Reston Interfaith<br>11150 Sunset Hills Road, Suite 210<br>Reston, VA 20190 |
| 2. Milton Matthews<br>Reston Association<br>1930 Isaac Newton Square<br>Reston, VA 20190        | 4. Joseph L. Ritchey<br>12005 Taliesin Place, Suite 32<br>Reston, VA 20190                      |
|   | 5. Daniel Turgeon<br>12090 Kinsley Place<br>Reston, VA 20190                                    |

Posted: 12/4/09  
Revised: 1/15/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, January 13, 2010**

**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><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2008-PR-010/ SE 2008-PR-021 (Providence)	James W. Jackson 2801 Chain Bridge Rd (for child care and nursery school)	S. Lin	<b>D/O to TBD</b> (P/H on 9/9/09) (from 10/1/09)

**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>
CSPA 1999-PR-060-02 (Providence)	Bertucci's c/o Rob Neuner West Side of Old Gallows Rd.	S. Williams	<b>APPROVED</b>
SEA 95-S-038-02 (Springfield)	The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA, and his Successors in Office 6398 Nativity Lane (to permit building additions and Site modifications.	S. Zottl	<b>D/O to 1/28/10</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>
SEA 81-L-004 (Lee)	Knowledge Learning Corporation Amend SE 81-L-004 previously approved for school and child care center to permit change	S. Lin	<b>P/H to 3/18/10</b>
RZ 2009-MV-018 (Mount Vernon)	Scanell Properties #117, LLC and Scannell Properties #82, LLC SW quadrant of intersection of Cinderbed Rd & Fairfax County Parkway & N. side Telegraph Rd (for industrial use)	S. Williams	<b>P/H to TBD</b>
RZ 2009-PR-021 FDP 2009-PR-021 (Providence)	Elm Street Communities, Inc. SE quadrant of intersection of Cedar Lane & Amanda Place (for residential use)	S. Lin	<b>P/H to 3/18/10</b>
RZ 2009-DR-016/ FDP 2009-DR-016 (Dranesville)	Madison Building Assoc. LLC & Second Madison Building Assoc. LLC E. side Beverly Rd, W. side Old Chain Bridge Rd. Approx. 100' S. of its intersection w/ Fleetwood Rd. (for mixed use development)	B. Cho	<b>P/H to 2/18/10</b> (from 12/2/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JANUARY 13, 2010**

- 7:00 p.m.** The Planning Commission met as a “Committee of the Whole” with the Director of the Department of Planning and Zoning in the Board Conference Room of the Fairfax County Government Center to receive a briefing on current workload and resources.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2008-PR-010 – JAMES W. JACKSON** – Appl. to rezone from R-1 to R-3 to permit a child care center and nursery school with an overall Floor Area Ratio (FAR) of .21. Located in the S.E. quadrant of the intersection of Chain Bridge Road and Sutton Road on approx. 1.29 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50. (Concurrent with SE 2008-PR-021.) **PROVIDENCE DISTRICT. D/O DATE TO BE DETERMINED**

**SE 2008-PR-021 – JAMES W. JACKSON** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center and nursery school with a maximum daily enrollment of 170 children. Located at 2701 Chain Bridge Road on approx. 1.29 ac. of land zoned R-3. Tax Map 48-1 ((1)) 50. (Concurrent with RZ 2008-PR-010.) **PROVIDENCE DISTRICT. D/O DATE TO BE DETERMINED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2009-DR-016/FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC & SECOND MADISON BUILDING ASSOCIATES LLC** – Appls. to rezone from C-6, CRD, HC, and SC to PDC, CRD, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.22 and approval of the conceptual and final development plans. Located on the E. side of Beverly Road, W. side of Old Chain Bridge Road approx. 100 ft. S. of its intersection with Fleetwood Road on approx. 2.66 ac. of land. Comp. Plan Rec: Retail with an option for office and personal storage uses up to 1.25 FAR. Tax Map 30-2 ((4)) (D) 11B and 47A. **DRANESVILLE DISTRICT. PUBLIC HEARING DEFERRED TO 2/18/10**

**CSPA 1999-PR-060-02 – BERTUCCI’S C/O ROB NEUNER** – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 1999-PR-060 to permit sign modifications. Located on the W. side of Old Gallows Road approx. 100 ft. S. of its intersection with Leesburg Pike on approx. 17,050 sq. ft. of land zoned PDC, HC, and SC. Tax Map 39-2 ((15)) 30. **PROVIDENCE DISTRICT. APPROVED**

**RZ 2009-PR-021/FDP 2009-PR-021 – ELM STREET COMMUNITIES, INC.** – Appls. to rezone from R-1 to PDH-3 to permit up to 15 single family detached dwellings at an overall density of 2.44 du/ac and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Cedar Lane and Amanda Pl. on approx. 6.15 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((1)) 35A. **PROVIDENCE DISTRICT. P/H to 3/18/10**

**SEA 95-S-038-02 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA & HIS SUCCESSORS IN OFFICE** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 95-S-038 previously approved for a church with a private school of general education and nursery school to permit building additions, site modifications, and associated modifications to development conditions with no increase in enrollment. Located at 6398 Nativity Lane on approx. 10.18 ac. of land zoned R-1. Tax Map 88-1 ((1)) 10. **SPRINGFIELD DISTRICT. D/O TO 1/28/10**

Posted: 1/13/10  
Revised: 1/15/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JANUARY 13, 2010**

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

**DEFERRALS:**

RZ 2008-PR-010 – JAMES W. JACKSON (P/H on 9/9/09) – **D/O to a date to be determined**  
SE 2008-PR-021 – JAMES W. JACKSON (P/H on 9/9/09) – **D/O to a date to be determined**

RZ 2009-PR-021 – ELM STREET COMMUNITIES, INC. – **P/H to 3/18/10**  
FDP 2009-PR-021 – ELM STREET COMMUNITIES, INC. – **P/H to 3/18/10**

RZ 2009-DR-016 AND FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC AND  
SECOND MADISON BUILDING ASSOCIATES LLC – **P/H to 2/18/10**

RZ 2009-MV-018 – SCANELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC –  
**P/H to an indefinite date**

**CONSENT AGENDA ITEMS: CONCUR**

FS-D09-154 – T-Mobile, 101-35 Colvin Run Road, Great Falls (Deadline: 1/21/10)  
FSA-L96-29-1 – Verizon Wireless, 7150 Hayfield Road (Deadline: 2/17/10)  
FS-S09-66 – Clearwire, Stanchion Lane (Deadline: 2/23/10)  
FSA-P01-49-1 - Verizon Wireless, 2600 Park Tower Drive (Deadline: 3/26/10)

**FEATURES SHOWN: CONCUR**

FS-D09-78 – Clearwire, 1350 Beverly Road (The Ashby) (Deadline: 2/08/10)  
FS-L09-122 – Clearwire, 5971 Kingstowne Village Parkway (Deadline: 3/01/10)  
FS-L09-155 – AT&T Mobility (New Cingular), Fleet Dr. (railroad/utility easement) (Deadline: 2/03/10)

\*\*\*\*\*  
CSPA 1999-PR-060-02 – BERTUCCI'S C/O ROB NEUNER (Staff: St. Clair Williams) **APPROVED**

**NO SPEAKERS**

SEA 95-S-038-02 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC  
DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (Staff: Suzianne Zottl)  
**D/O TO 1/28/10**

- |   |   |
|---|---|
| 1. Henry and Marlene Freedman<br>6330 Wilmington Drive<br>Burke, VA 22015 | 4. Ingrid Sánchez-Seymour, PTO President<br>Nativity Catholic School<br>9217 Byron Terrace<br>Burke, VA 22015 |
| 2. Rob Robertory<br>7851 Bressingham Drive<br>Fairfax Station, VA 22039   | 5. Matt Smith, Grand Knight<br>Knights of Columbus<br>6319 Buffie Court<br>Burke, VA 22015                    |
| 3. Mary Frances Toy<br>6328 Wilmington Drive<br>Burke, VA 22015           | 6. Jay O'Donnell, Chairman<br>Nativity Catholic School Building Committee<br>9316 Ox Road<br>Lorton, VA 22079 |

Posted: 12/4/09  
Revised: 1/15/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 14, 2010**

**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><u>Application</u></b>	<b><u>Nominator</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<b>2008-2009 North County Area Plans Review Nominations for Virginia Department of Transportation</b>			
APR 08-III-25UP (Hunter Mill)	Mark Looney for 30.44 Acres <i>to add option for Reston Hospital Center</i>	B. Suchicital	<b>D/O to 1/28/10</b>
APR 08-III-3 UP (Sully)	Timothy Sampson for <i>Inova Health Care Systems</i>	F. Darab	<b>D/O to 1/28/10</b>
APR 08-III-DS1 (Sully)	Board of Supervisors for <i>Out of Turn Plan Amendment</i>	F. Darab	<b>D/O to 1/28/10</b>
APR 08-III-6DS (Sully)	David Gill for 74.3 Acres	F. Darab	<b>D/O to 1/28/10</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JANUARY 14, 2010**

**8:15 p.m.** The Planning Commission held public hearings on proposed Plan Amendment nominations submitted as part of the 2008-2009 North County Area Plans Review (APR) process in the Hunter Mill and Sully Supervisor Districts in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, VA, to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22.

**THE MARKUP DATE FOR ALL ITEMS WILL BE THURSDAY,  
JANUARY 28, 2010.**

The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

*(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)*

**HUNTER MILL DISTRICT:**

**APR# 08-III-25UP:** NE intersection of Fairfax County Pkwy. and New Dominion Pkwy., on 30.44 ac. AP: Planned and approved for a mix of uses including office, retail, res. institutional and community-serving uses at intensities between .50 and .70 FAR. NP: Add an option specifically for Reston Hospital Center and associated medical office buildings to develop with a mix of institutional, office, and medical facilities at up to 1.0 FAR with conditions.

**SULLY DISTRICT:**

**APR# 08-III-3UP:** E. and S. of Rugby Road and Ox Trail, N. and S. of Alder Woods Dr., on 73.23 ac. AP: Planned for hospital and related low-intensity ancillary medical office, service uses, and clinics with conditions, up to 0.30 FAR. NP: Increase maximum FAR to 0.40, allow additional vehicle access to property.

**APR#08-III-6DS:** S. of Frying Pan Road, W. of Frying Pan Branch Stream Valley Park, E. of Route 28, N. of Land Unit D-2, on 74.30 ac. AP: N. of the EQC planned for public park; S. of the EQC planned for office at .15 FAR. Option A: office use at .25 FAR if roadway link built and other conditions met. Option B: office use at .35 FAR if transit stop and other conditions met. NP: Text amendments. Option A: office and complimentary service retail use at .35 FAR. Option B: office use at .40 FAR if other conditions met.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, January 14, 2010**

**Page 2**

**S08-III-DS1:** E. of Lee Road, N. of Willard Road, W. of Sully Road, on 38.88 ac. AP: Light industrial and industrial/flex, up to .35 FAR, with option for high-quality hotel and/or mixture of office and industrial/flex uses. NP: Allow option for office/hotel use up to a 1.0 FAR as part of a mixed-use development.

Copies of APR documents, including all 2008-2009 North County APR nominations, Task Force recommendations, and Staff reports may be examined between the hours of 8:00 a.m. - 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/apr/>.

Posted: 1/14/10  
Revised 1/15/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 14, 2010**

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

**FEATURE SHOWN: CONCUR**

FS-B09-177 – Fairfax County Park Authority, 8717 Trafalgar Court (Deadline: 3/15/10)

\*\*\*\*\*

**2008 – 2009 NORTH COUNTY AREA PLANS REVIEW (APR)**  
**(ITEMS REQUIRING VDOT ANALYSIS) – MARKUP on 1/28/10**

**APR #08-III-25UP** (Hunter Mill) (Staff: Faheem Darab)

1. Mark Looney, Representing Reston Hospital Assn.  
Cooley Godward Kronish, LLP  
11951 Freedom Drive, 15<sup>th</sup> Floor  
Reston, VA 20190

**APR #08-III-3UP** (Sully) (Staff: Bernard Suchicital)

1. Tim Sampson, Attorney for Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201
2. Bonnye Carroll  
3806 Rugby Road  
Fairfax, VA 22033
3. James Christopher  
12602 Dusty Wheel Lane  
Fairfax, VA 22033
4. Laura Sandifer  
Century Oak Homeowners Assn.  
12612 Misty Creek Lane  
Fairfax, VA 22033
5. Behdad Kashanian  
12609 Dusty Wheel Lane  
Fairfax, VA 22033
6. George Lucas  
12609 Dusty Wheel Lane  
Fairfax, VA 22033

*Continued on Next Page*

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, January 14, 2010**

**Page 2**

**APR #08-III-DS1** (Sully) (Staff: Bernard Suchicital)

1. Sara Mariska, Attorney for Nominator  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

**APR #08-III-6DS** (Sully) (Staff: Bernard Suchicital)

1. Gregory Riegle, Nominator  
McGuireWoods  
1750 Tysons Boulevard, Ste 1800  
McLean, VA 22102
2. Thomas Gilmore  
Copper Crossing Association  
2746 Copper Creek Road  
Herndon, VA 20171
3. Marc Mantelli  
2726 Copper Creek Road  
Oak Hill, VA 20171
4. David Tiss  
Copper Crossing Residents  
2728 Copper Creek Road  
Herndon, VA 20171

Posted: 12/10/09  
Revised: 1/22/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 21, 2010**

**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><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) (to permit electrically powered Regional rail transit facility (rail yard/accessory uses) & site modifications)	S. Williams	<b>D/O to 1/28/10</b> (from 12/10/09) (P/H on 11/19/09)

**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 85-L-022-03 (Mason)	Public Broadcasting Service 6455 Stephenson Way (for microwave Facilities and satellite earth station to permit Building addition and modifications)	C. DeManche	<b>APPROVAL REC</b> (from 12/10/09)
SEA 87-D-025 (Dranesville)	Vinson Hall Corporation 5261 Old Dominion Dr. (independent living Facility to permit bldg additions & site modifications)	S. Williams	<b>APPROVAL REC</b> (from 11/18/09)
ZO Amendment (Sargeant)	Limitations on outlots abutting streets	J. Reale	<b>APPROVAL REC</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>
ZO Amendment	Residential Studios	D. Pesto	<b>P/H to 2/18/10</b> (from 1/7/10)
SEA 79-V-093-02 (Mount Vernon)	McDonald's Corporation 8735 Richmond Highway (to permit demolition & Reconstruction of existing use & site modifications)	K. G-Sobers	<b>P/H to 3/10/10</b> (from 11/5/09)
PRC A-502-2 (Hunter Mill)	Fairways I & II Residential LLC 11555 & 11627 North Shore Dr (for multi-family With support detail)	S. Williams	<b>P/H to 3/18/10</b> (from 11/19/09)
PCA 82-P-084-02 (Providence)	Fathia Soliman 1886 Old Meadow Rd (for industrial development To permit modification of approved proffers)	B. Cho	<b>P/H to 2/10/10</b> (from 11/18/09)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 20, 2010**

**7:00 p.m.** The Tysons Corner Committee met in the Board Auditorium of the Fairfax County Government Center to receive a staff briefing on the proposed draft Plan text and remaining outstanding issues.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JANUARY 20, 2010**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 21, 2010**

**7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to review a change in Fairfax County School's policy on telecommunications facilities at middle schools.

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

**ITEM SCHEDULED FOR DECISION ONLY**

**SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)** – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. D/O TO 1/28/10**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (LIMITATIONS ON OUTLOTS ABUTTING STREETS)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Provide a new Section 2-423, that places specific limitations on yards on lots that abut outlots that are contiguous to streets by requiring that the minimum distance between the principal structure on the building lot and the front street line on the outlot must be equal to or greater than the minimum required front yard of the district in which the building lot is located. In addition, the minimum yard dimension of the building lot that is abutting the outlot shall be equal to or greater than the applicable required yard for the district in which the building lot is located. An outlot shall be any lot, except as provided for under Sect. 2-405 of the Zoning Ordinance, that does not comply with the minimum lot width, lot area and/or shape factor

requirements of the district in which located; or does not comply with the frontage provisions of the Subdivision Ordinance. The Board may modify this requirement in conjunction with the approval of a rezoning or special exception when it is determined that such modification will have minimal adverse impacts on adjacent properties. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035, or at [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **APPROVAL RECOMMENDED**

**SEA 87-D-025 – VINSON HALL CORPORATION** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 87-D-025 previously approved for an independent living facility to permit building additions and associated modifications to site design and development conditions. Located at 6251 Old Dominion Dr. on approx. 17.18 ac. of land zoned R-2. Tax Map 31-3 ((1)) 77A and 83. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**SEA 85-L-022-03 – PUBLIC BROADCASTING SERVICE** – Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 85-L-022 previously approved for microwave facilities and satellite earth station to permit building addition and associated modifications to site design and development conditions. Located at 6455 Stephenson Way on approx. 4.31 ac. of land zoned I-5. Tax Map 81-1 ((9)) A. **MASON DISTRICT. APPROVAL RECOMMENDED**

Posted: 1/21/10  
Revised: 1/22/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 21, 2010**

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

**DECISION ONLY:**

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (P/H on 11/19/09)  
**D/O to 1/28/10**

**CONSENT AGENDA ITEMS: CONCUR**

FS-H09-159 – Clearwire, 11500 Fairway Drive (Deadline: 2/8/10)  
FS-S09-166 – Clearwire, 11209 Fairfax Station Road (Deadline: 2/8/10)  
FS-S09-168 – Clearwire, 4641 West Ox Road (Deadline: 2/8/10)

**FEATURES SHOWN: CONCUR**

FSA-Y96-71-1 – Verizon Wireless, 3799 Lees Corner Road (Deadline: 3/2/10)  
FS-Y09-156 – Clearwire, utility right-of-way near Bay Valley Ln. & Rock Canyon Dr. (Deadline: 2/4/10)  
FS-H09-115 – Clearwire, 2455 Fox Mill Road (Stratton Woods Park) (Deadline: 2/8/10)

\*\*\*\*\*

ZONING ORDINANCE AMENDMENT (LIMITATIONS ON YARDS THAT ABUT OUTLOTS THAT ARE CONTIGUOUS TO STREETS) (Sargeant) (Staff: Jack Reale) **APPROVAL REC**

NO SPEAKERS

SEA 85-L-022-03 – PUBLIC BROADCASTING SERVICE (Mason District) (Staff: Christopher DeManche) **APPROVAL REC**

NO SPEAKERS

SEA 87-D-025 – VINSON HALL CORPORATION (Staff: Cathy Lewis) **APPROVAL REC**

- |   |  |
|---|--|
| 1. Elizabeth Lodal<br>Vinson Hall Corp. Board of Directors<br>1651 Quail Hollow Court<br>McLean, VA 22101 | 4. Steve DelBianco<br>Franklin Area Citizens Association<br>1920 Virginia Avenue<br>McLean, VA 22101           |
| 2. Karl Fontenot<br>6251 Old Dominion Drive<br>McLean, VA 22101   | 5. Steve Loftus<br>Navy Marine Coast Guard Residence Foundation<br>6251 Old Dominion Drive<br>McLean, VA 22101 |
| 3. Andrew Mansinne<br>6251 Old Dominion Drive<br>McLean, VA 22101   | 6. Mark Zetts<br>McLean Citizens Association<br>6640 Kirby Court<br>Falls Church, VA 22043                     |

Posted: 12/4/09  
Revised: 1/29/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 28, 2010**

**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/MARKUP ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 91-P-027/ SE 2009-PR-021 (Providence)	JSH Enterprises, LLC 7800 Lee Highway ( <i>light vehicle service establishment</i> )	W. O'Donnell	<b>APPROVAL REC</b> <b>APPROVAL REC</b> (from 1/7/10)
SEA 95-S-038-02 (Springfield)	The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA, and his Successors in Office 6398 Nativity Lane ( <i>to permit building additions and Site modifications.</i> )	S. Zottl	<b>APPROVAL REC</b> (P/H on 1/13/10)
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) ( <i>to permit electrically powered Regional rail transit facility (rail yard/accessory uses) &amp; site modifications</i> )	S. Williams	<b>APPROVAL REC</b> (from 1/21/10) (P/H on 11/19/09)
APR 08-III-25UP( <i>Hunter Mill</i> )	North County APR VDOT		<b>APPROVED STAFF ALTERNATE TEXT</b>
APR 08-III-3 UP( <i>Sully</i> )	North County APR VDOT		<b>APPROVED TASK FORCE TEXT W/MODS</b>
APR 08-III-DS1( <i>Sully</i> )	North County APR VDOT		<b>APPROVED STAFF &amp; TASK FORCE REC</b>
APR 08-III-6DS( <i>Sully</i> )	North County APR VDOT		<b>APPROVED TASK FORCE TEXT W/MODS</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>
PCA 1998-LE-048-3/ FDPA 1998-LE-048-1-3	CSHV Metro Park LLC (SW quadrant of Walker Lane & Beulah Street) ( <i>Increase Bldg. 6 height to allow PV solar panels</i> )	K. G-Sobers	<b>APPROVAL REC</b>
FDPA 2003-MV-033-2 (Mount Vernon)	Lorton Arts Foundation, Inc. (E. side of Ox Rd.; s. of Lorton Rd. intersection) ( <i>Correct editorial discrepancies for Phase II</i> )	K. G-Sobers	<b>APPROVED</b>
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) ( <i>waiver of minimum Lot requirements</i> )	K. G-Sobers	<b>D/O to 2/4/10</b> (from 12/2/09)

**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>
RZ/FDP 2009-HM-019 (Hunter Mill)	Comstock Reston Station Holdings, LC (South Side of Sunset Hills Rd., Intersection of Wiehle Ave.)	W. O'Donnell	<b>P/H to 2/25/10</b>

*(continued on next page)*

Posted: 12/4/09  
Revised: 1/29/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 28, 2010**

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES(continued)**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
ZO Amendment (Sargeant)	Editorial & other minor revisions	D. Hansen	<b>P/H to 2/18/10</b> (from 10/22/09)
SEA 81-L-057-02 (Lee)	McDonald's Corporation 7608/7614 Richmond Highway (To demolish existing site and permit new fast food restaurant w/drive through)	B. Cho	<b>P/H to 3/10/10</b> (from 12/2/09)
PFM Amendment (Hart)	Secondary Street Req. & Subdivision Street Design Guide	J. Cronauer	<b>DEF INDEF</b> (from 11/18/09) (from indef def)
SE 2009-DR-008 (Dranesville)	Oakcrest School S. side of Crowell Rd, approx. 1200' E. of its Intersection w/ Hunter Mill Rd. & N. side of Dulles Toll Rd (private school of general education)	T. Strunk	<b>P/H to 2/4/10</b> (from 11/19/09)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JANUARY 27, 2010**

- 7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 4/5 of the Fairfax County Government Center to continue discussion of the draft Plan text and allow time for citizen comments on the proposed language.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JANUARY 27, 2010**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JANUARY 28, 2010**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to review the green building policy.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR MARKUP/DECISION ONLY**

**NORTH COUNTY AREA PLANS REVIEW (APR) (VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS) MARKUP SESSION – DRANESVILLE, HUNTER MILL, MOUNT VERNON, AND PROVIDENCE DISTRICTS** – The Planning Commission will make recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Dranesville, Hunter Mill, Mount Vernon, and Providence Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11. **SEE ABBREVIATED AGENDA AND SPEAKERS LIST FOR BREAKDOWN**

**SEA 95-S-038-02 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA & HIS SUCCESSORS IN OFFICE** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 95-S-038 previously approved for a church with a private school of general education and nursery school to permit building additions, site modifications, and associated modifications to development conditions with no increase in enrollment. Located at 6398 Nativity Lane on approx. 10.18 ac. of land zoned R-1. Tax Map 88-1 ((1)) 10. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)** – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2009-DR-008 – OAKCREST SCHOOL** – Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a private school of general education with a total daily enrollment of 450 students. Located on the S. side of Crowell Road approx. 1,200 ft. E. of its intersection with Hunter Mill Road and N. of Dulles Toll Road on approx. 23.0 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **DRANESVILLE DISTRICT. P/H to 2/4/10**

**SE 2008-HM-010 – GEORGE B. & CAROLYN L.E. SAGATOV** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 10120 Wendover Dr. on approx. 4.54 ac. of land zoned R-E. Tax Map 27-4 ((1)) 14C1. **HUNTER MILL DISTRICT. D/O TO 2/4/10**

**PCA 1998-LE-048-03/FDPA 1998-LE-048-01-03 – CSHV METRO PARK LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 1998-LE-048 previously approved for commercial development to permit an increase in proffered building height and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.84. Located in the S.E. and S.W. quadrants of the intersection of Walker Lane and Metro Dr. and on the W. side of Walker Lane on approx. 29.09 ac. of land zoned PDC. Comp. Plan Rec: 1-2 du/ac, 3-4 du/ac, and Public Facility. Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A; 91-1 ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, and 4C. **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**FDPA 2003-MV-033-02 – LORTON ARTS FOUNDATION, INC.** – Appl. to amend the final development plans for RZ 2003-MV-033 to permit site modifications and associated changes to development conditions. Located on the E. side of Ox Road, S. of its intersection with Lorton Road on approx. 53.08 ac. of land zoned PDC. Tax Map 106-4 ((1)) 58. **MOUNT VERNON DISTRICT. APPROVED**

Posted: 1/28/10  
Revised: 1/29/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JANUARY 28, 2010**

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

**MARKUP ON 2008-2009 NORTH COUNTY AREA PLANS REVIEW (APR) (ITEMS REQUIRING VIRGINIA DEPARTMENT OF TRANSPORTATION ANALYSIS) (P/H on 1/14/10)**

- APR 08-III-25UP (Hunter Mill District) – **APPROVED STAFF ALTERNATIVE TEXT**
- APR 08-III-3UP (Sully District) – **APPROVED TASK FORCE REC W/MODIFICATIONS**
- APR 08-III-6DS (Sully District) – **APPROVED TASK FORCE REC W/MODIFICATIONS**
- APR 08-III-DS1 (Sully District) – **APPROVED STAFF AND TASK FORCE REC**

**DECISIONS ONLY:**

- PCA 91-P-027 – JSH ENTERPRISE, LLC (P/H on 1/7/10) **APPROVAL REC**
- SE 2009-PR-021 – JSH ENTERPRISE, LLC (P/H on 1/7/10) **APPROVAL REC**

SEA 95-S-038-02 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE (P/H on 1/13/10)  
**APPROVAL REC**

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (P/H on 11/19/09)  
**APPROVAL REC**

**DEFERRAL:**

- SE 2009-DR-008 – OAKCREST SCHOOL – **PH TO 2/4/10**

**ADMINISTRATIVE ITEM:**

SPRING HILL SENIOR CAMPUS SITE PLAN (Associated with RZ/FDP 2002-MV-040) – **Agree with Staff that Site Plan is in conformance with Proffers, CDP/FDP, and Development Conditions**

**CONSENT AGENDA ITEMS: CONCUR**

- FS-V09-140 – Clearwire, 6677 Richmond Highway (Deadline: 4/5/10)
- FS-V09-101 – Clearwire, 7956 Twist Lane (Deadline: 4/11/10)

**FEATURES SHOWN: CONCUR**

- FS-S09-164 – Verizon Wireless, 12700 Popes Head Road (Deadline: 2/4/10)
- FS-S09-87 – Clearwire, 6001 Union Mill Road (Centreville High School) (Deadline: 4/21/10)

\*\*\*\*\*

SE 2008-HM-010 – GEORGE B. AND CAROLYN L.E. SAGATOV (Staff: Kelli Goddard-Sobers)

**DEFER D/O TO 2/4/10**

- |  |  |
|--|--|
| 1. Paul Johnson<br>12744 Lavender Keep Circle<br>Fairfax, VA 22033 | 3. Steve Bilidas<br>10124 Wendover Drive<br>Vienna, VA 22181 |
| 2. Sandy Haidinger<br>10217 Wendover Drive<br>Vienna, VA 22181     |  |

PCA 1998-LE-048-03 – CSHV METRO PARK, LLC **APPROVAL REC**

FDPA 1998-LE-048-01-03 – CSHV METRO PARK, LLC (Staff: Kelli Goddard-Sobers) **APPROVED**  
NO SPEAKERS

FDPA 2003-MV-033-02 – LORTON ARTS FOUNDATION, INC. (Staff: Suzanne Lin) **APPROVED**  
NO SPEAKERS