

# JANUARY 2014

Click on the desired [view agenda](#) or [speakers list](#) for detailed information.  
 Click on the application number on the agenda to access the staff report.  
 The speakers list is available at 3:30 p.m. on the day of the meeting.

<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>	<i>Sunday</i>
		1 <i>NO PC MEETING</i>	2 <i>NO PC MEETING</i>	3	4	5
6	7	8 <i>VIEW AGENDA</i>	9 <i>VIEW AGENDA</i>	10	11	12
13	14	15 <i>VIEW AGENDA</i>	16 <i>VIEW AGENDA</i>	17	18	19
20 <i>HOLIDAY</i>	21	22 <i>NO PC MEETING</i> <i>COMMITTEE MEETING</i>	23 <i>VIEW AGENDA</i>	24	25	26
27	28	29 <i>VIEW AGENDA</i> <i>COMMITTEE MEETING</i>	30 <i>NO PC MEETING</i>	31		

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**

**Wednesday, January 8, 2014**

Posted: 1/6/14  
Revised: 1/9/14

**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

**FEATURE SHOWN ITEMS**

**FS-H13-90 – Fairfax Water, Existing VDOT R-O-W- CONCUR**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>Z.O. Amendment</u> (Hart)	<b><u>HOME CHILD CARE FACILITIES AND CHILD CARE CENTERS FOR OCCASIONAL CARE</u></b> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise the use limitations in the PDH, PDC, PRM, and PTC Districts so that home child care facilities requiring special exception approval are subject to the additional standards and plan submission requirements set forth in Sect. 8-305 which are applicable to those home child care facilities requiring special permit approval; (2) Pursuant to authority granted by § 15.2-107 and §15.2-2286 (A) (6) of the <i>Code of Virginia</i> , reduce the current special exception application fee of \$1,100 for home child care facilities to as low as \$435; and (3) Revise the child care facilities for occasional care provisions to allow such use in regional and super-regional shopping centers as a permitted accessory use, provided that such use is located within the main structure of a regional or super-regional shopping center.	C. Belgin	<b>APPROVAL REC</b>
<u>SE 2013-SU-018</u> (Sully)	<b><u>THE CENTREVILLE PRE-SCHOOL, INC.</u></b> – Appl. under Sects. 3-104 and 4-804 of the Zoning Ordinance to permit a nursery school with a total maximum enrollment of 66 children. Located at 13916 Braddock Rd., Centreville, 20120, on approx. 1.07 ac. of land zoned C-8, R-1, HC, HD, SC, and WS. Tax Map 54-4 ((1)) 32.	J. Gorney	<b>APPROVAL REC</b> (from 12/4/13)
<u>Plan Amendment</u> (Dranesville)	<b><u>S13-II-M1</u></b> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment concerns property located at 6862 Elm Street, McLean, VA, 22101 (Tax Map Parcel 30-2((1))61, formerly Parcels 30-2((1))61, ((10))(6)C, 2,3,4,5; ((4))(E)39-43) and 6870 Elm Street, McLean, VA, 22101 (Tax Map Parcel 30-2((10))(6)1) in the McLean Community Business Center (CBC), within the Dranesville Supervisor District. The Subject Area is planned as an Area of Minimum Change and for office and ground floor retail uses at an intensity up to 0.50 floor area ratio (FAR). There is an option for Tax Map Parcel 30-2((1)) 61 for mixed-use development at an intensity up to 1.0 FAR with conditions. The residential component could include independent living or assisted living for the elderly. If elderly housing is not developed, residential use should be limited to 50 dwelling units. The Plan Amendment proposes to re-plan the subject area as a Redevelopment Area and for	A. Klibaner	<b>DEFER P/H TO 2/13/14</b> (from 1/15/14) (from 12/4/13) (from 10/24/13)

*-continued on next page-*

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mixed-use development on Tax Map Parcel 30-2((1))61 to include office, multifamily residential and ground floor retail uses and considering the effect on Tax Map Parcel 30-2((10))(6)1. Recommendations to the transportation network may also be modified.

RZ/FDP 2013-SU-010  
(Sully)

**CHRISTOPHER LAND, LLC** – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual and final development plans. Located at 13865 Walney Park Dr., Chantilly, 20151, on approx. 3.7 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4 ((1)) 18.

J. Gorney

**DEFER D/O TO 1/23/14**  
*(from 11/21/13)*  
*(from 10/17/13)*

**ADMINISTRATIVELY MOVED TO OTHER DATES**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA-B-846-02/ PRC-B-846-03/ DPA-B-846-04 (Hunter Mill)	JBG/Reston Retail, L.L.C. (11810 Sunrise Valley Drive) (For drive-in bank and hotel)	N. Rogers	<b>P/H to 2/19/14</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 9, 2014**

Posted: 1/6/14  
Revised 1/10/14

**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.

**COMMITTEE MEETINGS**

None at this time

**FEATURE SHOWN ITEMS - CONCUR**

**FSA-V05-35-2 - Verizon Wireless** – Office Building Building/ Rooftop Co-location  
5845 Richmond Highway, Alexandria, VA

**FSA-M00-54-1 – Sirius XM** – Skyline House Condominiums  
3709/3711 S. George Mason Drive, Falls Church, VA

**FSA-P96-55-4 (previously #FS-P13-29) - Verizon Wireless-** Idylwood Towers  
2311 Pimmit Drive, Falls Church, VA

**ITEMS SCHEDULED FOR DECISION ONLY**

SE 2013-DR-001  
(Dranesville)

**TD BANK, NATIONAL ASSOCIATION** – Appl. under Sects. 4-604 and 4-804 of the Zoning Ordinance to permit a drive-in financial institution. Located at 9901 Georgetown Pike, Great Falls, on approx. 27,426 sq. ft. of land zoned C-6 and C-8. Tax Map 13-1 ((1)) 5A.

M. Lynskey

**APPROVAL REC**  
(D/O from 12/5/13)  
(D/O from 10/30/13)  
(D/O from 10/17/13)  
(D/O from 9/12/13)  
(P/H from 6/20/13)  
(from 6/13/13)  
(from 4/4/13)

Plan Amendment  
(Hunter Mill)

**ST09-III-UP1(A)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns approximately 1650 acres of land (inclusive of roads), generally located north and south of the Dulles Airport Access Road (DAAR) in the vicinity of Wiehle Avenue, Reston Parkway, the Fairfax County Parkway (State Route 286), and east of Centreville Road, that is currently described in the Plan as the Reston-Herndon Suburban Center. In addition, it proposes to move plan recommendations for areas at the periphery of the eastern edge of the Reston-Herndon Suburban Center to the UP5 Reston Community Planning Sector section of the Plan.

H. Merkel

**ADOPTION REC**  
(D/O from 12/5/13)  
(P/H from 11/13/13)  
(from 10/30/13)  
(from 10/6/13)

The Reston-Herndon Suburban Center is bounded on the north by Hidden Creek Golf Course, Baron Cameron Avenue and the Town of Herndon, on the northeast by Lake Fairfax Park, on the east by a Virginia Department of Transportation storage yard (on the north side of the DAAR) and by Hunter Mill Road on the south of the DAAR, on the south by Sunrise Valley Drive, Fox Mill Road and Frying Pan Road, on the west by Centreville Road (on the south side of the DAAR) and by Fairfax County Parkway (on the north side of the DAAR). The study area does not include any of the residential areas south of Sunrise Valley Drive that are within ½ mile of the Wiehle-Reston East or Herndon stations. The Reston-Herndon Suburban Center is located predominantly in the Hunter Mill Supervisor District, with a small area at the west end of the study area in the

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## MEETING AGENDA

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Dranesville Supervisor District. This area has been the subject of Phase 1 of the Reston Master Plan Special Study (RMPSS), a special planning study initiated to evaluate Plan guidance for the planned community of Reston. Phase 1 of the RMPSS has been conducted under the direction of County staff and a Reston Master Plan Special Study Task Force appointed by the Fairfax County Board of Supervisors. The Plan amendment for Phase 1 sets forth a community-wide Vision and Planning Principles for Reston, areawide recommendations for land use; urban design; transportation; urban parks, recreational facilities and cultural facilities; environmental stewardship; public facilities; and general guidance re: possible implementation of the Plan. The Plan amendment also contains district recommendations for the three Transit Station Areas (TSAs) that are proposed to replace the Reston-Herndon Suburban Center in the Comprehensive Plan and are focused around the new Metrorail stations located in Reston and are part of Metrorail's Silver Line (Wiehle-Reston East, Reston Town Center, and Herndon TSAs). Each TSA has a core area close to the Metrorail station that is referred to as a Transit Oriented Development (TOD) district. In addition, nine other districts are located within the TSAs and are identified as Non-TOD districts with one district having recommendations that encourage a more urban character in the north part of the Reston Town Center and eight districts having recommendations that plan for a continuation of the current and zoned uses and amounts of development.

The Reston TSAs are planned for a complementary mix of office, residential, retail, service-oriented, institutional, civic and other uses. Land use categories include: Transit Station Mixed Use (office, residential, hotel, retail, institutional and civic uses); Residential Mixed Use (new development is planned to be primarily residential use with ground floor retail, hotel and limited new office uses); Town Center Urban Core Mixed Use (office, residential, and hotel with supporting retail and service uses); Town Center North Mixed Use (residential use with office, hotel, civic, and support retail uses); Residential (residential with supporting retail); Public Facility (public uses such as library, school, police/fire station, performing arts center and recreation center); and, Major Open Space Amenity (larger open spaces such as local-serving parks and athletic fields). Other uses, such as educational and institutional uses are planned throughout the TSAs. The areas closest to the Metrorail stations should be developed with office space, new residences and other non-residential uses including hotels and ground-level retail uses in mixed use buildings. Areas outside the ¼ mile radius from the Metrorail stations should be redeveloped primarily with multifamily housing with ground level retail.

The highest intensity is planned for areas adjacent to the three Metrorail stations and varies according to distance from the Metrorail Station and according to the planned character for each TOD district. The Planning Commission and the Board will consider Plan text that provides for the highest Floor Area Ratios (FARs) to apply to the commercial properties within ¼ mile of the Metrorail stations. The highest FAR range is 3.0-4.0 FAR in the TOD Subdistrict on the

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north side of the Reston Town Center station with lower FAR ranges of 2.0-3.0 FAR for the south side of the Reston Town Center station and the north side of the Wiehle-Reston East station and a range of 1.5- 2.5 FAR for the south side of the Wiehle-Reston East station and the Herndon station. Also under consideration are development intensities of up to 1.5 FAR for selected areas that are designated as Residential Mixed Use areas and are located approximately ¼ to ½ mile from the Metro stations. Some areas within ½ mile of the Reston Town Center station, including the Town Center Urban Core, are not planned for additional intensity. Non-TOD Districts are recommended by staff and the Task Force for varying intensities generally up to the FAR provided by existing zoning. All intensities listed as staff's recommendations in the Plan may be increased by varying amounts because of the bonus intensity that is allowed as an incentive for such things as the provision of affordable housing ( between 12%-20%) and land or space for public improvements or facilities (up to 25%) . The amount of bonus intensity may be compounded when multiple planning objectives are being achieved. In addition, the Plan allows for density credits for land dedication and for intensity to be moved from one land use category to another so long as the resulting development conforms to the goal of locating the highest intensities closest to transit and the development is consistent with the planned character and scale of the area. All of these provisions and incentives could allow for a development to be considered at up to a maximum intensity of 5.0 FAR under the staff and Task Force's recommendation. In addition, the Plan recommendations describe a maximum number of overall square feet of development planned for the planned TOD areas. The overall maximum number of square feet recommended in the Plan could be up to 30 million square feet of existing and new office uses and 24,500 existing and new residential dwelling units based on a 2030 planning horizon. Development under the Plan may be phased to transportation, trip reduction objectives, and public facilities/improvements.

The proposed Plan amendment provides guidance for urban design, i.e., pedestrian circulation, streetscape design, a street grid and block pattern, build-to lines, building frontages, recommendations for bulk and massing, step-backs, building articulation, fenestration, and building heights, which will be tallest in the parts of the TOD districts closest to the Metrorail stations, moving outward to lower heights. The Plan amendment also calls for reductions in maximum parking throughout the TSAs and a variety of robust Transportation Demand Management tools to mitigate traffic impacts. The Plan amendment also identifies transportation recommendations for roadway improvements and new bicycle facilities within the TSAs. Amendments to the Countywide Transportation Plan are also under consideration as part of this amendment to reflect recommendations affecting the transportation network. The Countywide Transportation Plan amendments under consideration include, but are not limited to, the following roadway additions and deletions: the addition of a network of new local and collector streets to increase connectivity and to better accommodate pedestrians, bicyclists, transit vehicles and cars and the addition of a grade-separated interchange at Fairfax

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County Parkway and Sunrise Valley Drive.

The current Reston-Herndon Suburban Center plan guidance includes recommendations pertaining to the Lake Fairfax Business Park and the adjacent residential subdivision, Equestrian Park. This amendment proposes to move these recommendations to the UP5 Reston Community Planning Sector section of the Area III volume of the Comprehensive Plan.

The recommendations under consideration are contained in a staff report dated November 1, 2013. The document contains the recommendations of Fairfax County staff as well as alternatives to the staff recommendations as recommended by the Reston Master Plan Special Study Task Force. Where the staff recommendation differs from that of the Task Force and where alternatives are presented, it is noted in the document and all recommendations are provided so as to provide the Planning Commission with the flexibility to choose among the recommendations or do less than what is presented. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA.

RZ/FDP 2013-HM-012  
(Hunter Mill)

**SEKAS HOMES, LTD.** – Appls. to rezone from R-1 to PDH-2 to permit residential development with a total density of 1.66 du/ac and approval of the conceptual and final development plans. Located approx. 400 ft. N. of the intersection of Old Courthouse Rd. and Besley Rd. on approx. 5.43 ac. of land. Comp. Plan Rec: 1-2 du/.ac. Tax Map 28-4 ((8)) 3, 4, 5, 6, and 7; 28-4 ((9)) A.

M. Duca

**D/O TO 1/23/14**  
(P/H from 12/5/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>CSP 2009-MV-023</u> (Mount Vernon)	<b>INOVA HEALTH CARE SERVICES</b> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-MV-023. Located in the S.E. quadrant of the intersection of Sanger St. and Lorton Rd. on approx. 14.55 ac. of land zoned PDC. Tax Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82.	M. Duca	<b>APPROVED</b>
<u>FDPA B-715-03</u> (Mount Vernon)	<b>JOAN WEBER</b> – Appl. to amend the final development plans for RZ B-715 to permit extension into rear yard. Located at 8203 Tis Well Dr., Alexandria, 22306, on approx. 2,047 sq. ft. of land zoned PDH-5. Tax Map 102-3 ((23)) 115A.	N. Rogers	<b>APPROVED</b>
<u>SE 2013-MV-011</u> (Mount Vernon)	<b>KIMBERLY B. AND KELLY P. CAMPBELL</b> – Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a flood plain. Located at 11727 River Dr., Mason Neck, 22079, on approx. 1.56 ac. of land zoned R-E. Tax Map 122-2 ((2)) 7. Also under the Board’s consideration will be the applicant’s Water Quality Exception Request	M. Duca	<b>DENIAL REC</b> (from 12/5/13)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 9, 2014**

*Posted: 1/6/14  
Revised 1/10/14*

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

#5203-WRPA-010-1 and Water Quality Impact Assessment #5203-WQ-019-1 under Section 118-6-7 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA).

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, January 15, 2014**

Posted: 12/3/13  
Revised: 1/10/14

**KEY**  
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# MEETING CANCELLED

**(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)**

**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>
Plan Amendment <i>(Dranesville)</i>	S13-II-M1 (6862 Elm Street) <i>(Evaluate subject areas for mixed-use development)</i>	A. Klibaner	<b>P/H to 2/13/8/14</b> <i>(from 12/4/13)</i> <i>(from 10/24/13)</i>
RZ/FDP 2012-PR-002 <i>(Providence)</i>	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) <i>(From C-4 to PTC)</i>	B. Kati	<b>P/H to 2/6/14</b> <i>(from 11/21/13)</i> <i>(from 9/25/13)</i> <i>(from 10/9/13)</i> <i>(from 6/27/13)</i> <i>(from 6/20/13)</i> <i>(from 7/13/13)</i>
<b><u>Plan Amendment</u></b> <i>(Mount Vernon)</i>	S13-IV-LP1 (Vulcan Quarry) <i>(Reflect future water supply storage facility at Vulcan Quarry)</i>	A. Klibaner	<b>P/H to 2/27/14</b> <i>(from 12/4/13)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, January 16, 2014**

Posted: 1/15/14  
Revised: 1/17/14

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

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**COMMITTEE MEETINGS**

**NONE AT THIS TIME**

**FEATURE SHOWN**

**FS-D13-88** – NewPath Networks, LLC- **CONCUR**  
430 Springvale Road

**ITEM SCHEDULED FOR DECISION ONLY**

[RZ 2013-SP-005](#)  
[Addendum](#)  
(Springfield)

**MHI-SPRING LAKE, LLC** – Appl. to rezone from R-1 to R-3 to permit 13 single-family detached houses at an overall density of 2.46 dwelling units per acre (du/ac). Located at 6408 Spring Lake Dr., Burke, 22015, on approx. 5.28 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((2)) 8.

J. Gorney

**D/O TO 1/23/14**  
(D/O from 11/21/13)  
(P/H from 10/9/13)  
(from 9/18/13)  
(from 7/25/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">RZ 2013-LE-013</a> (Lee)	<b>EASTWOOD PROPERTIES, INC.</b> – Appl. to rezone from R-1 to R-8 to permit residential development with a total density of 7.8 du/ac and waiver of the minimum district size requirement. Located on the S. side of the Franconia-Springfield Bypass, approx. 750 ft. W. of its intersection with Beulah St. on approx. 1.79 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1 ((1)) 18, 19, and 20.	N. Rogers	<b>P/H to 2/19/14</b> (from 12/5/13)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, January 23, 2014**

Posted: 1/6/14  
 Revised 1/24/14

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**CONSENT AGENDA ITEMS & FEATURE SHOWN ITEMS**

**None**

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#"><u>RZ/FDP 2013-SU-010</u></a> (Sully)	<a href="#"><u>CHRISTOPHER LAND, LLC</u></a> – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual and final development plans. Located at 13865 Walney Park Dr., Chantilly, 20151, on approx. 3.7 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4 ((1)) 18.	J. Gorney	<b>D/O TO 2/5/14</b> (P/H from 1/8/14) (from 11/21/13) (from 10/17/13)
<a href="#"><u>RZ 2013-SP-005 Addendum</u></a> (Springfield)	<a href="#"><u>MHI-SPRING LAKE, LLC</u></a> – Appl. to rezone from R-1 to R-3 to permit 13 single-family detached houses at an overall density of 2.46 dwelling units per acre (du/ac). Located at 6408 Spring Lake Dr., Burke, 22015, on approx. 5.28 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((2)) 8.	J. Gorney	<b>APPROVAL REC</b> (D/O from 1/16/14) (D/O from 11/21/13) (P/H from 10/9/13) (from 9/18/13) (from 7/25/13)
<a href="#"><u>RZ/FDP 2013-HM-012</u></a> (Hunter Mill)	<a href="#"><u>SEKAS HOMES, LTD.</u></a> – Appls. to rezone from R-1 to PDH-2 to permit residential development with a total density of 1.66 du/ac and approval of the conceptual and final development plans. Located approx. 400 ft. N. of the intersection of Old Courthouse Rd. and Besley Rd. on approx. 5.43 ac. of land. Comp. Plan Rec: 1-2 du/.ac. Tax Map 28-4 ((8)) 3, 4, 5, 6, and 7; 28-4 ((9)) A.	M. Duca	<b>APPROVAL REC</b> (D/O from 1/9/14) (P/H from 12/5/13)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2013-HM-013</u></a> (Hunter Mill)	<a href="#"><u>G &amp; K, INC., T/A RESTON U-HAUL</u></a> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit truck rental establishment. Located at 11410 North Shore Dr., Reston, 20190, on approx. 37,096 sq. ft. of land zoned PRC. Tax Map 17-2 ((1)) 7.	M. Tsai	<b>APPROVAL REC</b>
<a href="#"><u>2232-P13-13</u></a> (Providence)	<a href="#"><u>TINNER HILL HISTORIC SITE</u></a> – Appl. under provisions of <i>Virginia Code</i> Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County Facilities Management Department to establish the Tinner Hill Historic Site Park located at 106 and 108 Tinner Hill Road, Falls Church, VA 22046. Tax Map 50-2 ((7)) 1; 50-2 ((7)) 2. Area I. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, 22035.	L. O'Donnell	<b>APPROVED</b>

*-continued on the next page-*

FDP 2013-MV-001

Addendum

*(Mount Vernon)*

**A & R HUNTINGTON METRO, LLC** – Appl. to approve the final development plan for RZ 2013-MV-001 to permit mixed use development. Located at 2338, 2340, 2342 and 2344 Glendale Ter. and 2317 Huntington Ave., Alexandria, 22303, on approx. 1.04 ac. of land. Comp. Plan Rec: Option for transit oriented mixed use with up to 3.0 FAR. Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A.

M. Duca

**APPROVED**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, January 29, 2014**

Posted: 1/28/14  
Revised 1/30/14

**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.

**COMMITTEE MEETINGS**

**The Environment Committee met at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center**

**CONSENT AGENDA ITEMS & FEATURE SHOWN ITEMS**

None at this time

**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>
<a href="#">2232-H13-11</a> (Hunter Mill) (Providence) (Sully)	<b><a href="#">NEWPATH NETWORKS, LLC</a></b> – Appl. under provisions of <i>Virginia Code</i> Sects. 15.2-2204 and 15.2-2232, as amended, to construct a Distributed Antenna System telecommunications facility, consisting of seven (7) nodes: five (5) antenna nodes collocated on replacement utility poles and two (2) new utility poles in Va. Dept. of Transportation rights-of-way for portions of Hunter Mill Road and Lawyers Road and within Virginia Power easement. Portions of DAS telecommunications facility are located in Tax Maps 37-2, 38-1, and 37-4. Area II. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, 22035.	R. Lambert	<b>APPROVED</b>
<a href="#">Plan Amendment</a> (Countywide)	<b><a href="#">PA 2013-CW-2CP</a></b> – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. The Amendment proposes to revise guidance regarding the Comprehensive Plan review process to reflect the adoption of Fairfax Forward. Editorial changes are also proposed. Copies of the proposed amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, 22035.	M. Merce	<b>D/O TO 2/6/14</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
Plan Amendment (Mount Vernon)	S13-IV-LP1 (Vulcan Quarry) (Reflect future water supply storage facility at Vulcan Quarry)	A. Klibaner	<b>P/H to 2/27/14</b> (from 1/15/14) (from 12/4/13)