

JULY 2014

Click on the desired [view agenda 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	2 <i>NO PC MEETING</i>	3 <i>NO PC MEETING</i>	4	5	6
7	8	9 <i>VIEW AGENDA</i>	10 <i>VIEW AGENDA</i> <i>COMMITTEE MEETING</i>	11	12	13
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**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, July 9, 2014

Posted: 6/5/14
Revised: 7/1/14

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.

MEETING CANCELLED

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2013-PR-009 (Providence)	Westpark Plaza (NE quadrant of intersection of Leesburg Pike and Westpark Drive) (From C-7 to PTC for mixed use)	B. Katai	P/H to 10/16/14 (from 2/26/14)
RZ 2012-MV-015 (Mount Vernon)	McShay Communities, Inc. (N. side of Richmond Hwy., just south of Dutchman Drive) (From R-1 to R-8 for 88)	N. Rogers	P/H to 10/1/14 (from indef. (from 4/24/14) (from 4/16/14) (from 3/27/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 10, 2014

Posted: 7/7/14
Revised: 7/11/14

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 in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN ITEMS

FS-V14-18 – Verizon Wireless, 8009 Fort Hunt Road

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2013-MA-010 (Mason)	DEYI AWADALLAH (GLEN CARYLN CHILD CARE CENTER) – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center with a total enrollment of up to 99 children. Located at 3212 Glen Carlyn Rd., Falls Church, 22041, on approx. 2.25 ac. of land zoned R-3. Tax Map 51-4 ((8)) A; 61-2 ((5)) 3 and 4.	B. Krasner	D/O TO 7/24/14 (D/O from 6/11/14) (P/H from 4/24/14) (from 3/13/14) (from 1/16/14) (from 11/6/13)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2014-MV-008 (Mount Vernon)	LOURDES C. ALVAREZ, MAMILULY DAYCARE LLC – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8018 Diving Cliff Ln., Springfield, 22153, on approx. 8,740 sq. ft. of land zoned PDH-3. Tax Map 98-1 ((4)) 10.	W. O'Donnell	APPROVAL REC
SE 2014-MA-003 (Mason)	KENNETH H. FISHER – Appl. under Sect. 3-204 of the Zoning Ordinance to operate a congregate living facility. Located at 3918 Larchwood Rd., Falls Church, 22041, on approx. 13,830 sq. ft. of land zoned R-2 and HC. Tax Map 61-3 ((13)) 224.	B. Krasner	D/O TO 7/24/14
SE 2014-SP-011 (Springfield)	STARBUCKS COFFEE COMPANY – Appl. under Sects. 4-704 and 7-607 of the Zoning Ordinance to permit fast food restaurant and drive-thru. Located at 12001 Lee Jackson Memorial Hwy., Fairfax, 22030, on approx. 4.29 ac. of land zoned C-7 and HC. Tax Map 46-3 ((8)) 16A.	C. Gresham	P/H TO 7/24/14

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 16, 2014

*Posted: 6/12/14
Revised: 7/1/14*

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.

MEETING CANCELLED

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 17, 2014

Posted: 7/14/14
Revised: 7/18/14

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 Tysons Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN ITEMS

FS-V14-18 – Verizon Wireless, 8009 Fort Hunt Road - **CONCUR**

FS-D14-22 – Verizon Wireless, 1633 Davidson Road

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>RZ/FDP 2014-MV-002</u> (Mount Vernon)	<u>NCL XII, LLC</u> – Appls. to rezone from R-1 to PDH-2 and R-1 to permit residential development with an overall density of 1.39 du/ac and approval of the conceptual and final development plans. Located on the S. side of Telegraph Rd., approx. 300 ft. E. of its intersection with Accotink Rd. on approx. 13.44 ac. of land. Comp. Plan Rec: 1-2 du/ac and Private Open Space. Tax Map 99-4 ((1)) 41, 42, and 43.	M. Duca	APPROVAL REC
<u>Plan Amendment</u> (Mason)	<u>PA 2013-I-B1</u> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 2.72 ac. generally located on Leesburg Pike between Charles Street and Washington Drive. The property is addressed as 5885 Leesburg Pike, Falls Church, VA 22044 [Tax Map 61-2 ((17)) (D) 1]; 3401 and 3423 Charles Street [Tax Map 61-2 ((18)) 1 - 4]; 3425 Charles Street [Tax Map 61-2 ((18)) 5]; 3408 Washington Drive [Tax Map 61-2 ((17)) (D) 4]; 3410 Washington Drive [Tax Map 61-2 ((17)) (D) 5]; no listed address [Tax Map 61-2 ((17)) (D) 3]. The area is planned for office use on Tax Map 61-2 ((17)) (D) 1 and 3; ((18)) 1, 2, and 3 and residential use at 2-3 DU/AC on Tax Map 61-2 ((17)) (D) 4 and 5; ((18)) 4 and 5. Under the redevelopment option: Retail and office uses up to 0.35 FAR on Tax Map 61-2 ((17)) (D) 1, 3. Office, retail or mixture of these uses can be developed up to 0.25 FAR with conditions on Tax Map 61-2 ((18)) 1-4. The Amendment will consider expanding the Baileys Crossroads Community Business Center to include Tax Map 61-2 ((18)) 5 and ((17)) (D) 4 and 5; and additional commercial uses that may include drive-through services on Tax Map 61-2 ((17)) (D) 1, 3, 4, and 5 and 61-2 ((18)) 1-5. Recommendations relating to the transportation network may also be modified.	B. Suchicital	D/O TO 7/30/14

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 23, 2014

Posted: 7/22/14
Revised: 7/24/14

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 Transportation Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN ITEMS

FS-D14-22 - Verizon Wireless, 1633 Davidson Road

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2011-LE-016</u> (Lee)	<u>HUNTINGTON METRO VENTURE, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-LE-016. Located at 2804 Poag St., Alexandria, 22303, on approx. 3.38 ac. of land zoned PRM, CRD, and HC. Lee District. Tax Map 83-3 ((43)) A.	N. Rogers	APPROVED
<u>CSP 2010-PR-014</u> (Providence)	<u>GS SPRINGHILL SUBSIDIARY, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-014A. Located on the W. side of Broad St., approx. 250 ft. S. of Spring Hill Rd. on approx. 38,539 sq. ft. of land zoned PTC and HC. Providence District. Tax Map 29-3 ((31)) D and E.	B. Katai	APPROVED (from 7/30/14)
<u>CSP 2011-LE-012</u> (Lee)	<u>SPUSO5 WOOD GROVETON, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2004-LE-012. Located at 6850 Richmond Hwy., Alexandria, 22306, on approx. 2.98 ac. of land zoned PRM, CRD and HC. Lee District. Tax Map 93-1 ((38)) (1) 1A.	C. Bishop	APPROVED (from 7/30/14)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
SEA 79-L-006-02 (Lee)	Hess Corporation (5710 Telegraph Road, Alexandria) (Amend previously approved proffers for service station and mini mart to permit quick service food store and waiver of certain sign regulations)	M. Duca	P/H to def. indef.
SE 2014-LE-009 (Lee)	Hess Corporation (7604 Richmond Highway, Alexandria) (Service station and quick service food store)	M. Duca	P/H to def. indef.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 24, 2014

Posted: 7/22/14
Revised: 7/24/14

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 Residential Studios Unit met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN ITEMS

FS-D14-22 - Verizon Wireless, 1633 Davidson Road

FSA-H00-100-1 - Sirius XM Radio Inc. c/o HPC Wireless Services, 2340 Dulles Corner Boulevard

CONSENT AGENDA ITEMS

FS-Y14-19 - Verizon Wireless, 14425 Penrose Place - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2013-MA-010</u> <u>Addendum</u> (Mason)	<u>DEYI AWADALLAH (GLEN CARYLN CHILD CARE CENTER)</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center with a total enrollment of up to 99 children. Located at 3212 Glen Carlyn Rd., Falls Church, 22041, on approx. 2.25 ac. of land zoned R-3. Mason District. Tax Map 51-4 ((8)) A; 61-2 ((5)) 3 and 4.	B. Krasner	DENIAL REC (D/O from 7/10/14) (D/O from 6/11/14) (P/H from 4/24/14) (from 3/13/14) (from 1/16/14) (from 11/6/13)
<u>SE 2014-MA-003</u> (Mason)	<u>KENNETH H. FISHER</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to operate a congregate living facility. Located at 3918 Larchwood Rd., Falls Church, 22041, on approx. 13,830 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 224.	B. Krasner	APPROVAL REC (P/H from 7/10/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA-C-052-08/</u> <u>FDPA-C-052-14</u> (Mason)	<u>CESC SKYLINE, LLC</u> – Appls. to amend the proffers, conceptual and final development plans for RZ-C-052 previously approved for office development to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58. Located at 5275 Leesburg Pk., Falls Church, 22041, on approx. 5.25 ac. of land zoned PDC, CRD, HC, and SC Comp. Plan Rec: Mixed Use. Mason District. Tax Map 62-3 ((1)) 38B.	C. Gresham	APPROVAL REC
<u>SE 2014-SP-011</u> (Springfield)	<u>STARBUCKS COFFEE COMPANY</u> – Appl. under Sects. 4-704 and 7-607 of the Zoning Ordinance to permit fast food restaurant and drive-thru. Located at 12001 Lee Jackson Memorial Hwy., Fairfax, 22030, on approx. 4.29 ac. of land zoned C-7 and HC. Springfield District. Tax Map 46-3 ((8)) 16A.	C. Gresham	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 24, 2014

Posted: 7/22/14
 Revised: 7/24/14

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

SEA 79-S-031-03
 (Springfield)

MCDONALD’S CORPORATION – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 79-S-031 previously approved for a fast food restaurant with drive-through to permit building additions and associated modifications to site design and development conditions. Located at 9528 Old Keene Mill Rd., Burke, 22015, on approx. 12.45 ac. of land zoned C-6. Springfield District. Tax Map 88-1 ((1)) 14C.

J. Gorney

APPROVAL REC
 (from 7/10/14)
 (from 9/10/14)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
RZ/FDP 2014-MA-003 (Mason)	Markham Place, LLC (E. side of Markham Street approx.. 263ft. north of its intersection with Little River Turnpike) (Multifamily residential w/1 st floor retail)	M. Lynskey	P/H to 9/10/14
RZ 2014-PR-006 (Providence)	Trustees of First Baptist Church of Merrifield (S. side of Porter Road, approx.. 200 feet East of its intersection with Gallows Road) (Commercial Development)	W. O’Donnell	P/H to 9/18/14
RZ 2013-MV-015/ PCA 1998-MV-032/ PCA 1998-MV-033/ SEA 81-V-017-02 (Mount Vernon)	Vulcan Construction Materials, LP Fairfax Water Authority Fairfax Water Authority Fairfax County Authority (9600 and 10000 Ox Road) (Increase land area and treatment of capacity of water treatment plant)	N. Rogers	P/H to 10/1/14 (from 6/25/14) (from 4/30/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 30, 2014

Posted: 7/28/14
Revised: 7/28/14

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

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COMMITTEE MEETINGS

The Environment met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN ITEMS

FS-D14-22 - Verizon Wireless, 1633 Davidson Road

FSA-H00-100-1 - Sirius XM Radio Inc. c/o HPC Wireless Services, 2340 Dulles Corner Boulevard

FS-P14-15 - Cellco Partnership d/b/a Verizon Wireless, 8133 Leesburg - **CONCUR**

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Plan Amendment</u> (Mason)	PA 2013-I-B1 – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approx. 2.72 ac. generally located on Leesburg Pike between Charles Street and Washington Drive. The property is addressed as 5885 Leesburg Pike, Falls Church, VA 22044 [Tax Map 61-2 ((17)) (D) 1]; 3401 and 3423 Charles Street [Tax Map 61-2 ((18)) 1 - 4]; 3425 Charles Street [Tax Map 61-2 ((18)) 5]; 3408 Washington Drive [Tax Map 61-2 ((17)) (D) 4]; 3410 Washington Drive [Tax Map 61-2 ((17)) (D) 5]; no listed address [Tax Map 61-2 ((17)) (D) 3]. The area is planned for office use on Tax Map 61-2 ((17)) (D) 1 and 3; ((18)) 1, 2, and 3 and residential use at 2-3 DU/AC on Tax Map 61-2 ((17)) (D) 4 and 5; ((18)) 4 and 5. Under the redevelopment option: Retail and office uses up to 0.35 FAR on Tax Map 61-2 ((17)) (D) 1, 3. Office, retail or mixture of these uses can be developed up to 0.25 FAR with conditions on Tax Map 61-2 ((18)) 1-4. The Amendment will consider expanding the Baileys Crossroads Community Business Center to include Tax Map 61-2 ((18)) 5 and ((17)) (D) 4 and 5; and additional commercial uses that may include drive-through services on Tax Map 61-2 ((17)) (D) 1, 3, 4, and 5 and 61-2 ((18)) 1-5. Recommendations relating to the transportation network may also be modified.	B. Suchicital	D/O TO 9/10/14 (P/H from 7/17/14)

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ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>Z.O. Amendment</u> <i>(Countywide)</i>	<u>Food Trucks</u> - Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: <ol style="list-style-type: none"> (1) Defines a food truck as any readily movable mobile food service establishment, to include vehicles that are self-propelled, pushed or pulled to a specific location. (2) Revises Sect. 2-510 to (a) permit food trucks as an accessory use in any commercial or industrial district, in the commercial portions of a P district, or at any construction site with an active building permit and on-going construction activity, subject to compliance with applicable regulations; (b) requires the submission of a one-time food truck location permit by property owners who wish to have food trucks on their property and annually by food truck operators; (c) requires that the Zoning Administrator approves such permits provided that use limitations including the location of the food truck, hours of operation, number of food trucks and property owner consent are met, and provided that such food truck is associated with a principal use consisting of a building with a minimum gross floor area which could range from a minimum of 25,000 square feet to a maximum of 35,000 square feet, or on a construction site with an active building permit and on-going construction activity. (3) Notwithstanding the above, revises Sect. 2-510 to permit food trucks on County or Park Authority owned and controlled property or in conjunction with the approval of temporary special permit, provided that such food trucks comply with all applicable regulations, including the Health Department and the Department of Cable and Consumer Service requirements. (4) Revises Sect 10-102 to add food trucks as a permitted accessory use and to clarify that food trucks are not permitted to be parked in residential districts. (5) Pursuant to authority granted by §§ 15.2-107 and 15.2-2286(A)(6), of the <i>Code of Virginia</i>, establishes a \$100 food truck permit application fee, which shall be issued to property owners on a one-time basis and to food truck vendors annually. 	M. Stanfield	D/O TO 9/10/14

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2014-BR-001 <i>(Braddock)</i>	Blagoj Skandev (SD) Homes LLC (E. side of Twinbrook Road approx. 900 feet south of its intersection with Braddock Road) <i>(R-3 single-family homes)</i>	J. Gorney	P/H to defer indef. <i>(from 7/10/14)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 31, 2014

*Posted: 7/28/14
Revised: 8/1/14*

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

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MEETING CANCELLED

COMMITTEE MEETINGS

**The Tysons Corner Committee met on Thursday, July 31, 2014 at
7:00 p.m. in the Board Conference Room**