

November 2011

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10/30	10/31	1	2	3	4	5
6	7	8	9 No PC Meeting	10 View Agenda View Speaker's List	11 Veterans Day Holiday	12
13	14	15	16 No PC Meeting	17 View Agenda View Speaker's List	18	19
20	21	22	23 No PC Meeting	24 Thanksgiving 	25 County Holiday	26
27	28	29	30	12/1	12/2	12/3

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

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 10, 2011

Posted: 10/13/11
 Revised: 11/7/11

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

Application	Applicant	Staff	PC Action
SE 2011-LE-011 <i>(Lee)</i>	Buckman Road Development LLC (3426 Buckman Road, Alexandria) <i>(For school location)</i>	W. Mayland	APPROVAL REC <i>(from 10/27/11)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ 2011-LE-007 <i>(Lee)</i>	George Tsentas, Trustee (N. side of Oakwood Road, just south of I-95) <i>(From I-1 to I-4 for contractor's office)</i>	S. Williams	P/H to 10/27/11 <i>(from 10/13/11)</i> <i>(from 9/21/11)</i>
RZ 2011-LE-019 <i>(Lee)</i>	Clifton Morris, Jr. & Stephen Morris (6410 & 6414 Potters Lane at Old Franconia Road) <i>(From R-1 to R-12 for 17 townhomes)</i>	N. Rogers	P/H to 11/17/11
RZ/FDP 2011-PR-018 <i>(Providence)</i>	Christopher Land, LLC (N. side of Courthouse Rd., just e. of Sutton Road intersection) <i>(From R-1 to PDH-3 for eight single-family detached homes and existing private club)</i>	W. Mayland	P/H to 1/18/12
Plan Amendment <i>(Braddock)</i>	S11-II-F1 (Eleven Oaks School site, School Street)	A. Klibaner	P/H to 1/26/12
CSP 2005-PR-041 <i>(Providence)</i>	Eskridge (E&A) LLC (S. side of Rt. 29, just w. of Gallows Rd at intersection with Eskridge Rd.) <i>(Signage plan for Mosaic project)</i>	R. Horner	P/H to 11/17/11 <i>(from 10/13/11)</i> <i>(from 9/21/11)</i>
CSPA 2003-PR-009 <i>(Providence)</i>	Eskridge (E&A) LLC (8190 & 8191 Strawberry Lane, Falls Church) <i>(Sign Plan amendment for Vantage at Merrifield Town Center)</i>	R. Horner	P/H to 11/17/11 <i>(from 10/13/11)</i> <i>(from 9/21/11)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 9, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, NOVEMBER 9, 2011**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 10, 2011**

- 7:00 p.m.** The Schools Committee met in the Board Conference Room of the Government Center with members of the School Board to discuss items of mutual interest.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2011-LE-011 - BUCKMAN ROAD DEVELOPMENT LLC – Appl. under Sects. 3-2004 and 9-310 of the Zoning Ordinance to permit a private school of special education with a total daily enrollment of 95 students. Located at 3426 Buckman Rd., Alexandria, on approx. 10.33 ac. of land zoned R-20 and HC. Tax Map 101-2 ((1)) 19. **LEE DISTRICT. APPROVAL REC**

CSPA 2003-PR-009 - ESKRIDGE (E&A) LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2003-PR-009 to permit sign modifications. Located at 8190 and 8191 Strawberry La., Falls Church, on approx. 5.33 ac. of land zoned PRM and HC. Tax Map 49-4 ((17)) 100-517, C1-C4; 49-4 ((17)) (2) 100-522, and C1-C4. (Concurrent with CSPA 2005-PR-041.) **PROVIDENCE DISTRICT. DEFER P/H TO 11/17/11**

CSP 2005-PR-041 - ESKRIDGE (E&A) LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2005-PR-041. Located on the S. side of Lee Hwy. approx. 400 ft. W. of its intersection with Gallows Rd. on approx. 12.0 ac. of land zoned PDC and HC. Tax Map 49-3 ((1)) 80E pt., 81A, 82A, and 82B. (Concurrent with CSPA 2003-PR-009.) **PROVIDENCE DISTRICT. DEFER P/H TO 11/17/11**

Posted: 11/10/11
Revised: 11/10/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 10, 2011

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

ADMINISTRATIVE ITEM: ACCEPTED

Recommend Timothy Sargeant as representative for Leadership Team for Community Transformation Grant

DEFERRAL:

CSP 2005-PR-041 – ESKRIDGE (E&A) LLC – **P/H to 11/17/11**

CSPA 2003-PR-009 – ESKRIDGE (E&A) LLC – **P/H to 11/17/11**

CONSENT AGENDA ITEMS: CONCUR

2232A-Y00-15-1 – AT&T MOBILITY, 4201 Stringfellow Road (Chantilly High School)

FSA-62-3 – AT&T MOBILITY, 8751 Richmond Highway (Mount Vernon District)

2232A-Y05-10-1 – AT&T MOBILITY, 10922 Vale Road

FEATURES SHOWN: CONCUR

456A-S93-7-1 – AT&T MOBILITY, 6140 Rolling Road (Deadline: 1/14/12)

SE 2011-LE-011 - BUCKMAN ROAD DEVELOPMENT LLC (Staff: William Mayland) - **APPROVAL REC**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 17, 2011

Posted: 10/12/11
 Revised: 11/18/11

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

Application	Applicant	Staff	PC Action
SEA 00-D-006-04/ PCA 2004-DR-023-03 (Dransville)	Trinity Group LLC (850 Balls Road, McLean@Oakcrest School) (For church and school grades 6-12 within the existing building)	N. Rodgers	DEFER D/O TO 12/8/11 (P/H from 10/27/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 2008-PR-009/ SEA 80-P-078-16 (Providence)	INOVA Health Care Services (3300-3312 Gallows Road; 3300-3340 Woodburn Road) (For new parking garage with 1300 spaces and site modifications to approved proffers and GDP/SEA plat)	W. O'Donnell	DEFER D/O TO 12/8/11
RZ 2011-LE-019 (Lee)	Clifton Morris, Jr. & Stephen Morris (6410 & 6414 Potters Lane at Old Franconia Road) (From R-1 to R-12 for 17 townhomes)	N. Rogers	APPROVAL REC (from 11/10/11)
CSP 2005-PR-041 (Providence)	Eskridge (E&A) LLC (S. side of Rt. 29, just w. of Gallows Rd at intersection with Eskridge Rd.) (Signage plan for Mosaic project)	R. Horner	APPROVED (from 11/10/11) (from 10/13/11)
CSPA 2003-PR-009 (Providence)	Eskridge (E&A) LLC (8190 & 8191 Strawberry Lane, Falls Church) (Sign Plan amendment for Vantage at Merrifield Town Center)	R. Horner	APPROVED (from 11/10/11) (from 10/13/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SEA 2005-SU-020-02 (Sully)	Dominion Christian School & Whole World Fellowship and Church at Northern Virginia (10922 Vale Road) (For addition of classroom modules, increase in enrollment, site modifications and changes in development conditions)	M. Bader	Defer Indef. (from 10/6/11) (from 9/15/11)
Z.O. Amendment (Hart)	Independent living for low-income residents	D. Pesto	Defer Indef. (from 9/15/11)

-continued-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 17, 2011

*Posted: 10/12/11
Revised: 11/18/11*

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

Application	Applicant	Staff	PC Action
PRC 77-C-076 <i>(Hunter Mill)</i>	RTC Partnership LLC <i>(1760 Reston Parkway@intersection w/Bowman Towne Dr.) (For redevelopment to a 23-story mixed use office & retail building)</i>	S. Williams	Defer Indef. <i>(from 10/6/11)</i>
SE 2011-PR-008 <i>(Providence)</i>	Wells Fargo Bank <i>(1753 Pinnacle Drive, McLean VA) (For additional signage)</i>	K. G.-Sobers	P/H to 1/26/12
2232-V10-8 <i>(Mount Vernon)</i>	Milestone Communications/ Verizon Wireless/T-Mobile <i>(8428 Fort Hunt Rd at Sandburg Intermediate School) (For 115' replacement lightpole-monopole with 18 antennas)</i>	C. Caperton	TBD <i>(from indef.) (from 11/18/10) (from 10/28/10) (from 9/22/10)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 16, 2011

- 7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 2/3 of the Fairfax County Government Center to receive a staff update on interim commuter parking opportunities and discuss federal/state/local/private percentage allocations for Tysons-wide improvements and Transit Enhancement components of Table 7 in the Tysons Corner Comprehensive Plan.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, NOVEMBER 16, 2011**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 17, 2011

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Government Center to continue review the stakeholder input received on the Green Building Policy Plan strawman document and decide whether additional changes should be made.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

PCA 2004-DR-023-03 - TRINITY GROUP LLC - Appl. to amend the proffers for RZ 2004-DR-023 previously approved for a private school of general education to permit modification of approved proffers associated with PCA 2004-DR-023 with an overall Floor Area Ratio (FAR) of 0.11. Located in the N.W. quadrant of the intersection of Georgetown Pk. and Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Comp. Plan Rec: 1-2 du/ac. Tax Map 21-3 ((1)) 56A. (Concurrent with SEA 00-D-006-04). **DRANESVILLE DISTRICT.**
DEFER D/O TO 12/8/11

SEA 00-D-006-04 - TRINITY GROUP LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 00-D-006 previously approved for a private school of general education with accessory uses including a containment structure to permit a place of worship in addition to the existing private school of general education with total enrollment of 300 students, a reduction in land area and associated modifications to site design and development conditions. Located at 850 Balls Hill Rd., McLean, 22102, on approx. 5.43 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A pt. (Concurrent with PCA 2004-DR-023-03). **DRANESVILLE DISTRICT.**
DEFER D/O TO 12/8/11

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2011-LE-019 - CLIFTON N. MORRIS, JR. AND STEPHEN L. MORRIS – Appl. to rezone from R-1 and HC to R-12 and HC to permit residential development at a density of 9.82 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located on the W. side of Potters Ln. approx. 400 ft. S. of its intersection with Old Franconia Rd. on approx. 1.73 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 81-3 ((1)) 46 and 91-1 ((1)) 43. **LEE DISTRICT. APPROVAL RECOMMENDED**

CSP 2005-PR-041 - ESKRIDGE (E&A) LLC – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2005-PR-041. Located on the S. side of Lee Hwy. approx. 400 ft. W. of its intersection with Gallows Rd. on approx. 12.0 ac. of land zoned PDC and HC. Tax Map 49-3 ((1)) 80E pt., 81A, 82A, and 82B. (Concurrent with CSPA 2003-PR-009.) **PROVIDENCE DISTRICT. APPROVED**

CSPA 2003-PR-009 - ESKRIDGE (E&A) LLC – Appl. to amend the previously approved Comprehensive Sign Plan associated with RZ 2003-PR-009 to permit sign modifications. Located at 8190 and 8191 Strawberry La., Falls Church, on approx. 5.33 ac. of land zoned PRM and HC. Tax Map 49-4 ((17)) 100-517, C1-C4; 49-4 ((17)) (2) 100-522, and C1-C4. (Concurrent with CSP 2005-PR-041.) **PROVIDENCE DISTRICT. APPROVED**

PCA 2008-PR-009 - INOVA HEALTH CARE SERVICES - Appl. to amend the proffers for RZ 2008-PR-009 previously approved for medical care and related facilities to permit building additions and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.80. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd., Falls Church, 22042, on approx. 65.46 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Tax Map 49-3 ((1)) 136C and 136C1; 59-2 ((1)) 1A1, 1B1 and 1C1. (Concurrent with SEA 80-P-078-16.) **PROVIDENCE DISTRICT. DEFER D/O TO 12/8/11**

SEA 80-P-078-16 - INOVA HEALTH CARE SERVICES - Appl. under Sects. 4-304 and 9-308 of the Zoning Ordinance to amend SE 80-P-078 previously approved for a medical care facility and increase in building height to permit building addition and associated modifications to site design and development conditions. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd., Falls Church, 22042, on approx. 65.46 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Tax Map 49-3 ((1)) 136C and 136C1; 59-2 ((1)) 1A1, 1B1 and 1C1. (Concurrent with PCA 2008-PR-009.) **PROVIDENCE DISTRICT. DEFER D/O TO 12/8/11**

Posted: 11/17/11
Revised: 11/17/11

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AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 17, 2011

DECISIONS ONLY:

PCA 2004-DR-023-03 & SEA 00-D-006-04 – TRINITY GROUP, LLC – **D/O to 12/8/11**
(P/H on 10/27/11)

CONSENT AGENDA ITEMS: CONCUR

FSA-S96-12-1 – AT&T Mobility, 4643 West Ox Road
FSA-S01-63-1 – Sprint, 4201 Stringfellow Road
456A-S96-6-2 – AT&T Mobility, 5645 Revercomb Court
FSA-H97-35-2 – AT&T Mobility, 11400 South Lakes Drive
456A-V96-17-2 – AT&T Mobility, 8210 Terminal Road
FSA-S00-62-1 – AT&T Mobility, 12111 Braddock Road
FSA-P05-10-1 – AT&T Mobility, 8401 Arlington Boulevard
2232A-S05-12-1 – AT&T Mobility, 7008 Elkton Drive
FSA-S96-25-2 – Sprint, 9509 Old Burke Lake Road
456A-S92-7-1 – AT&T Mobility, 11209 Fairfax Station Road
FSA-L96-3 – AT&T Mobility, 6550 Loisdale Road
2232A-V01-27-2 – Sprint, 7401 Lockport Place

FEATURES SHOWN: CONCUR

FSA-D01-7-1 – Sprint, 7700 Leesburg Pike (Deadline: 12/29/11)
FS-Y11-33 – AT&T Mobility, 15717 Lee Highway (Deadline: 1/7/12)
FSA-V09-173-1 – AT&T Mobility, 2501 Parkers Lane (Deadline: 1/13/12)

RZ 2011-LE-019 – CLIFTON MORRIS, JR. & STEPHEN MORRIS – **APPROVAL REC**

NO SPEAKERS

CSPA 2003-PR-009 & CSP 2005-PR-041 – ESKRIDGE (E & A) LLC – **APPROVED**

1. Chuck Peña, Executive Director
Fairfax Cable Access Corporation
2929 Eskridge Road, Suite S
Fairfax, VA 22031

PCA 2008-PR-009/SEA 80-P-078-16 – INOVA HEALTH CARE SERVICES – **D/O to 12/8/11**

NO SPEAKERS