

November 2014

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

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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, November 5, 2014

Posted: 11/4/14
Revised: 11/5/14

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 Policy & Procedures Committee Meeting has been cancelled.

FEATURE SHOWN ITEMS

FS-V14-16 – Verizon c/o Network Bldg & Cons., 10112 Furnace Rd (Deadline: 12/29)

CONSENT AGENDA ITEMS

FS-S14-32 – Cellco Partnership d/b/a Verizon Wireless, 9526 Old Keene Mill Road - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2014-MV-019 (Mount Vernon)	QIN H. ZHENG – Appl. under Sect. 2-904 of the Zoning Ordinance to permit fill in floodplain. Located at 6430 Wood Haven Rd., Alexandria, 22307, on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (37) 28A. Also under consideration will be the Resource Protection Area Encroachment Exception (RPA) 1391-WRPA-001-1 and Water Quality Impact Assessment (WQIA) 1391-WQ-001-1 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) for the purpose of fill in the floodplain.	M. Duca	DENIAL REC (P/H from 10/15/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2014-MV-020 (Mount Vernon)	KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 9078 Furey Rd., Lorton, 22079, on approx. 6,021 sq. ft. of land zoned PDH-12. Tax Map 107-2 ((12)) 228 A.	M. Duca	P/H TO 1/8/15 (from 9/25/14)
RZ 2014-PR-013 (Providence)	TYSONS WEST ASSEMBLAGE, LLC – Appl. to rezone from I-4 and HC to I-4, C-8 and HC to permit industrial and commercial uses with an overall Floor Area Ratio (FAR) of 0.48 and a waiver of open space requirements. Located on the N. side of Tyco Rd., E. of its intersection with Leesburg Pike, 22182, on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed Use, park/ open space, office. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with SE 2014-PR-040).	B. Katai	APPROVAL REC
SE 2014-PR-040 (Providence)	TYSONS WEST ASSEMBLAGE, LLC – Appl. under Sect(s). 4-804 and 9-501 of the Zoning Ordinance to permit vehicle sales, rental and ancillary service establishment. Located at 8500 Tyco Rd., Vienna, 22182, on approx. 2.59 ac. of land zoned C-8 and HC. Tax Map 29-1 ((25)) 1pt. (Concurrent with RZ 2014-PR-013).	B. Katai	APPROVAL REC
Plan Amendment (Mason)	PA 2014-I-B2 (BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER) – To consider proposed revisions to the	B. Krasner	ADOPTION REC

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 5, 2014

Posted: 11/4/14
Revised: 11/5/14

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Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 7.40 ac. within the Bailey’s Crossroads Community Business Center generally located along the east side of Moncure Avenue and Columbia Pike from Moncure Avenue to a point about 500 feet west of the interchange with Leesburg Pike (Tax Map 61-2((1))112A [formerly 61-2((1))112 and ((45))B], 113, 113A, 113C, 114; 61-2((19))5A, 11A; and 61-4((30))15 and 17) in the Mason Supervisor District. The area is planned for retail, office, residential, and institutional uses. The amendment will consider allowing a mix of uses including multi-family and single-family attached residential and a public elementary school with interim park facility. Recommendations relating to the transportation network in the study area may also be modified including road connections to Moncure Avenue, Seminary Road, Williams Lane and Columbia Pike.

RZ 2012-MV-015
(Mount Vernon)

MCSHAY COMMUNITIES, INC. – Appl. to rezone from R-1 to R-12 to permit residential development at a density of 8.16 dwelling units per acre (du/ac) and waiver of the minimum district size requirement. Located on the N side of Richmond Hwy. approx. 600 ft. S. of Dutchman Dr. on approx. 4.90 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-4 ((1)) 40A.

N. Rogers

D/O TO 11/20/14
(from 10/1/14)
(from 9/25/14)
(from 7/9/14)
(from indef.)

SEA 94-M-047-02
(Mason)

HOME DEPOT U.S.A., INC. – Appl. under Sects. 7-607, 9-501, 9-620, and 9-622 of the Zoning Ordinance to amend SE 94-M-047 previously approved for fast food restaurant; fast food restaurant with drive-through window; drive-in financial institution in a highway corridor overlay district; reduction in land area; waiver of certain sign regulations; modification and waivers in a CRD to permit an expansion of an existing retail sales establishment – large and site modifications. Located at 6210 Seven Corners Center, Falls Church, 22044, on approx. 30.69 ac. of land zoned C-7, CRD, H-C, and SC. Tax Map 51-3 ((16)) (B) 1 A and 51-3 ((1)) 29 A.

J. Gorney

D/O TO 11/13/14
(from 10/30/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 6, 2014

Posted: 11/6/14
Revised: 11/7/14

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 Land Use Process Review Committee met in the Board Conference Room at 7:00 p.m.

FEATURE SHOWN ITEMS

FS-V14-16 – Verizon c/o Network Bldg & Cons., 10112 Furnace Rd (Deadline: 12/29)

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2014-MV-028 (Mount Vernon)	EJIGAYEHU AVALEW (JC'S CHILD CARE) – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 9607 Sloway Coast Dr., Lorton, 22079 on approx. 4,330 sq. ft. of land zoned PDH-4. Tax Map 107-3 ((6)) 182.	C. Bishop	APPROVAL REC (P/H from 10/23/14) (from 10/9/14)
SE 2014-MV-029 (Mount Vernon)	NEGAT H. IEHDEGO/NEGAT'S HOME CHILD CARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8940 Singleleaf Cir., Lorton, 22079, on approx. 1,598 sq. ft. of land zoned PDH-4. Tax Map 107-2 ((8)) (E) 31.	C. Bishop	WITHDRAWN (P/H from 10/23/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2014-BR-039 (Braddock)	RATI KC D/B/A MRS. RATI'S FAMILY HOME DAYCARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 10639 John Ayres Dr., Fairfax, 22032, on approx. 11,397 sq. ft. of land zoned PDH-3. Tax Map 77-1 ((12)) 182.	J. Gorney	P/H TO DEFER INDEF.
RZ/FDP 2014-BR-009 (Braddock)	NCL XI, LLC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.1 du/ac. and approval of the conceptual and final development plans. Located on the N.W. quadrant of the intersection of Zion Dr., and Guinea Rd., on approx. 8.08 ac. of land. Comp. Plan Rec: Residential. Tax Map 77-2 ((1)) 14.	W. O'Donnell	APPROVAL REC (from 11/5/14) (from 10/8/14)
AR 89-S-004-03 (Springfield)	HOPE FOSTER BRITT – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 13315 Twin Lakes Dr., Clifton, 20124, on approx. 25.51 ac. of land zoned R C and WS. Tax Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z,	M. Lynskey	APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 6, 2014

Posted: 11/6/14
Revised: 11/7/14

KEY
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and 21Z.

[RZ/FDP 2014-SP-005](#)

(Springfield)

[CHRISTOPHER LAND, LLC](#) – Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.55 DU/AC and approval of the conceptual and final development plans. Located on the E. side of Gambrill Rd., approx. 750 ft. N. of its intersection with Pohick Rd., on approx. 4.51 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-1 ((1)) 44.

J. Gorney

APPROVAL REC

*(from 10/23/14)
(from 9/18/14
(from 9/3/14)*

[RZ/FDP 2014-BR-007](#)

(Braddock)

[NVR, INC.](#) – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 du/ac. and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lee Hwy. and Forest Hill Dr., on approx. 13.88 ac. of land. Comp. Plan Rec: 1-3 du/ac. Tax Map 56-2 ((4)) 1; 56-2 ((1)) 54, 55, 57, 58 and 59.

M. Lynskey

D/O TO 11/13/14

(from 9/17/14)

[RZ/FDP 2014-PR-004](#)

(Providence)

[AMHERST PROPERTY, LLC](#) – Appls. to rezone from C-3 to PTC to permit mixed use with an overall density of 1.8, which includes bonus density for workforce housing, approval of the conceptual and final development plans, and a waiver # 25530-WPFM-001-1 to permit the location of underground stormwater management facilities in a residential area. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land. Comp. Plan Rec: Mixed Use and park/open space. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with PCA 88-D-005-08).

S. Wright

APPROVAL REC

(from 10/29/14)

[PCA 88-D-005-08](#)

(Providence)

[AMHERST PROPERTY, LLC](#) – Appl. to amend the proffers for RZ 88-D-005 previously approved for office use to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.8, which includes bonus density for workforce dwelling units. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land zoned C-3. Comp. Plan Rec: Mixed Use and park/open space. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with RZ/FDP 2014-PR-004).

S. Wright

APPROVAL REC

(from 10/29/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 12, 2014

Posted: 11/12/14
Revised: 11/13/14

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

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COMMITTEE MEETINGS

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

FEATURE SHOWN ITEMS

FS-V14-16 – Verizon c/o Network Bldg & Cons., 10112 Furnace Rd (Deadline: 12/29)

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2013-DR-019</u> (Dranesville)	<u>CWS VII, LLC & THE TRUSTEES OF ANDREW UNITED METHODIST CHURCH</u> – Appl. under Sect. 3-104, 9-105, and 9-314 of the Zoning Ordinance to permit church and nursery school child care center with a total enrollment of 99 children, and a telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with 2232-D-13-9).	C. Bishop	APPROVAL REC (from 10/2/14) (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)
<u>2232-D13-9</u> (Dranesville)	<u>CWS VII, LLC & THE TRUSTEES OF ANDREW UNITED METHODIST CHURCH</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit telecommunications facility with a 120 ft. tall tower. Located at 1301 Trap Rd., Vienna, 22182, on approx. 7.01 ac. of land zoned R-1. Tax Map 19-4 ((1)) 47. (Concurrent with SE 2013-DR-019).	C. Bishop	APPROVED (from 10/2/14) (from 9/24/14) (from 6/25/14) (from 5/22/14) (from indef.)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2014-LE-030 (Lee)	SUSANA MARIA TRUPO – ISLAND CREEK DAY CARE – Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 7753 Effingham Sq., Alexandria, 22315, on approx. 1,760 sq. ft. of land zoned PDH-4 and NR. Lee District. Tax Map 90-4 ((11)) (1) 138.	M. Van Atta	P/H to 12/3/14
<u>Plan Amendment</u> (Braddock) (Providence) (Springfield) (Sully)	<u>PA 2013-III-FC1(A) – AREA SUBURBAN CENTER STUDY, PHASE I AND S13-III-FC1 – FAIRFAX CENTER LAND UNITS T, U, AND V</u> – to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns the Suburban Neighborhood and Low Density Residential Area portions of the Fairfax Center Area, consisting of approx. 2,700 ac. generally located along Lee Highway (Route 29), Lee Jackson	K. Rybold	D/O TO 11/20/14 (from 10/22/14) (from 9/18/14)

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 12, 2014

Posted: 11/12/14
Revised: 11/13/14

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

Memorial Highway (Route 50) and Stringfellow Road in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for low density residential uses with some office and retail uses. The Amendment will consider revisions to the Fairfax Center Area portion of the Comprehensive Plan. The revisions primarily focus on editorial updates for the areas and organizational changes to where the recommendations are located in the document. These updates include the modification of some land use recommendations to reflect implementation. Additionally, the land use and intensity recommendations for portions of the area are proposed to be amended. Tax Map parcels 55-4 ((1)) 9A, 11, 11A, and 14; 55-4 ((1)) 30, 31, 33, 34, 35, and 36B (12710, 12716, 12723 to 12815 Lee Highway), are currently planned for residential use at a range of 1-2 du/ac. The amendment will consider options for residential use up to 3 du/ac. Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A (pt.), and 67B (11611 to 11725 Lee Highway and 4401 Village Drive) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider adding guidance to support alternative uses such as assisted living or residential use at 2 du/ac. Tax Map parcels 56-2 ((4)) 2, 4, and 6 (pt.) (11335 and 11343 Lee Highway) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider an option for residential use up to 3 du/ac. Recommendations relating to the transportation network may also be modified.

Plan Amendment
(Hunter Mill)

PA 2013-III-UP1 – COMPREHENSIVE PLAN AMENDMENT
(LAKE ANN VILLAGE CENTER/RESTON CRESCENT) – To

P. Nee

APPROVAL REC

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. 41 ac. generally located south of Baron Cameron Avenue, west of Wiehle Avenue, north of Lake Anne and east of North Shore Drive on Tax Map 17-2 in the Hunter Mill Supervisor District. The subject area, known as the Lake Anne Village Center in Reston, VA is planned for Residential Planned Community with a mix of uses and intensities including up to 1,698,000 square feet (SF) of residential use or 1,415 dwelling units (DUs) and 219,000 SF of non-residential uses under a Redevelopment Option; up to 1,842,000 SF of residential use or 1,535 DUs and 113,000 SF of non-residential uses under a Full Consolidation Option. The Millennium Bank building is currently planned to be retained. The Amendment will consider changes related to recommendations on the Full Consolidation Option, redevelopment of the Millennium Bank building, heritage resources, and transportation.

Code Amendments
(Countywide)
(Hedetniemi)

Code of Virginia §§ 15.2-107, 15.2-2204, 15.2-2241(A)(9), 15.2-2286(A)(6), 36-98.3, 36-105, and 62.1-44.15:54(J), the amendments propose to increase fees charged by Land Development Services, Department of Public Works and Environmental Services, and the Fire Prevention Division (Fire Marshall), pursuant to Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1,

J. Stonefield

APPROVAL REC
(from 12/10/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 12, 2014

Posted: 11/12/14
Revised: 11/13/14

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

Sec. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code, for plan review, permits, and inspection services. In general, the Land Development Services and Fire Marshal fees will increase by approximately 20.0%, with some fees increasing by up to 21.9% due to rounding, with the following exceptions: Fees related to modular residential units; review of grading plans for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more; the additional equipment fees for vertical transportation permits; the additional plan review fees for stormwater management and best management practices; and the permit fees for discharges of stormwater from construction activity, remain constant. Pursuant to the current regulations and policies, no fee is charged to: (1) repair, replace, or otherwise re-construct a residential, commercial or industrial structure damaged as the result of a catastrophic event; (2) install solar energy equipment, replace defective sprinkler heads or construct radiation fallout or blast shelters; (3) review a recycling plan; (4) submit requests for exemptions under the Chesapeake Bay Preservation Ordinance; (5) submit request for approval to use an innovative water quality or detention facility; or (6) review 2nd submission of site plans with public improvements only. Permit fees for amusement devices and carnival rides will increase by as much as \$50.00, and generators and associated temporary wiring used for exclusively for amusement device events will decrease. The fees for such permits will be charged in accordance with the maximum specified in the Virginia Amusement Device Regulations, and the listed amounts will be removed from Appendix Q and Chapter 61. Additional changes are being made to the fee schedule, including: Revising the Tenant Layout permit fee requirement to provide verifiable construction cost data; Deleting the mechanical permit fee for Automotive lifts; and Modifying the site inspection fee for agreement extensions allowance for permitted reductions. Other editorial changes are being made to the fee schedule, including: Reformat the fee schedule, such as to separate numeric amounts from the text, and reconfigure the tables, to facilitate greater ease of document management; Add the specific value when the fee is the "base fee"; Revise the text to clarify that a single fee is charged for ductwork, piping of equipment or combination, for use groups other than R-3, R-4 and R-5; Revise terminology to be consistent with other County Codes; and other minor editorial changes. In addition, updates are being made to Chapter 61 to delete the fee amounts that were relocated to Appendix Q upon its adoption, and renumber paragraphs accordingly.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 13, 2014

Posted: 11/13/14
Revised: 11/17/14

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COMMITTEE MEETINGS

None at this time

FEATURE SHOWN ITEMS

FS-V14-16 – Verizon c/o Network Bldg. & Cons., 10112 Furnace Rd (Deadline: 12/29)

CONSENT AGENDA ITEMS

456A-B95-23-2 – Verizon Wireless, 7920 Woodruff Court - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SEA 94-M-047-02</u> (Mason)	<u>HOME DEPOT U.S.A., INC.</u> – Appl. under Sects. 7-607, 9-501, 9-620, and 9-622 of the Zoning Ordinance to amend SE 94-M-047 previously approved for fast food restaurant; fast food restaurant with drive-through window; drive-in financial institution in a highway corridor overlay district; reduction in land area; waiver of certain sign regulations; modification and waivers in a CRD to permit an expansion of an existing retail sales establishment – large and site modifications. Located at 6210 Seven Corners Center, Falls Church, 22044, on approx. 30.69 ac. of land zoned C-7, CRD, H-C, and SC. Tax Map 51-3 ((16)) (B) 1 A and 51-3 ((1)) 29 A.	J. Gorney	APPROVAL REC (P/H from 11/5/14) (from 10/30/14)
<u>RZ/FDP 2014-BR-007</u> (Braddock)	<u>NVR, INC.</u> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 du/ac. and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lee Hwy. and Forest Hill Dr., on approx. 13.88 ac. of land. Comp. Plan Rec: 1-3 du/ac. Tax Map 56-2 ((4)) 1; 56-2 ((1)) 54, 55, 57, 58 and 59.	M. Lynskey	APPROVAL REC (P/H from 11/6/14) (from 9/17/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2014-SU-031</u> (Sully)	<u>MARY GRAY/ELF EXPLORING, LEARNING & FUN</u> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 4180 Whitlow Pl., Chantilly, 20151, on approx. 4,228 sq. ft. of land zoned PDH-20 and WS. Tax Map 44-2 ((23)) 22.	J. Gorney	P/H TO 11/20/14
<u>SE 2014-SU-042</u> (Sully)	<u>MONTESSORI MANSION/NAIMA QADIR DAR</u> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151, on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32.	M. Lynskey	P/H TO DEFER INDEF.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 13, 2014

Posted: 11/13/14
Revised: 11/14/14

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

[SE 2014-SU-044](#)

(Sully)

[GITA D. KUMAR/PEEK A BOO CHILD CARE, INC.](#) – Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 5642 Powers Ln., Centreville, 20120, on approx. 4,334 sq. ft. of land zoned PDH-8, HC, and WS. Tax Map 54-4 ((26)) 201.

W. O'Donnell

APPROVAL REC

[PCA-88-S-022](#)

(Sully)

[UNION MILL ASSOCIATES LIMITED PARTNERSHIP](#) – Appl. to amend the proffers for RZ 88-S-022 previously approved for community retail to permit modification of proffers with an overall Floor Area Ratio (FAR) of .17. Located in the N.W. quadrant of the intersection of Union Mill Rd. and Braddock Rd., on approx. 16.37 ac. of land zoned C-6 and WS. Comp. Plan Rec: retail and other. Tax Map 55-3 ((1)) 47A, 47B, 47C, 47F; 66-1 ((1)) 16D, 16E, and 16G.

S. Williams

APPROVAL REC

[RZ 2014-BR-001](#)

(Braddock)

[BLAGOJ SKANDEV \(SD HOMES LLC\)](#) – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.06 du/ac. Located on the E. side of Twinbrook Rd. approx. 900 ft. S. of its intersection with Braddock Rd., on approx. 42,209 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 69-3 ((1)) 31.

J. Gorney

D/O TO 11/20/14

(from indef.)

[SE 2014-SU-016](#)

(Sully)

[MAI-HUONG THI NGUYEN/HELEN HOME DAYCARE, LLC](#) – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13506 Ridge Rock Dr., Chantilly, 20151, on approx. 13,860 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-4 ((2)) 193.

M. Lynskey

D/O TO 11/20/14

(from 10/29/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 19, 2014

Posted: 11/19/14
Revised: 11/20/14

KEY
P/H – Public Hearing
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COMMITTEE MEETINGS

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

FEATURE SHOWN ITEMS

- FS-V14-16** – Verizon c/o Network Bldg. & Cons., 10112 Furnace Rd (Deadline: 12/29/14)
- FS-H14-21** – Verizon Wireless, 11922 Freedom Drive (Deadline: 2/15/15)

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>RZ 2014-PR-012</u> (Providence)	SEKAS HOMES LTD. – Appl. to rezone from R-1 and R-2 to R-3, to permit residential development with a total density of .43 du/ac., and a waiver #6447-WPFM-004-01 to permit the location of underground stormwater management facilities in a residential area. Located on the S.E. intersection of Courthouse Rd. and Sutton Rd., 2719, 2721, 2723, Sutton Rd., and 9637, 9633 Courthouse Rd., on approx. 4.12 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1 ((1)) 65, 67, 68, and 48-1 ((5)) 1 and 4.	S. Wright	APPROVAL REC
SEA 2003-MV-020 (Mount Vernon)	FOUNDATION FOR THE COLLINGWOOD LIBRARY AND MUSEUM ON AMERICANISM – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2003-MV-020 previously approved for museum, library, public benefit association, cultural center and conference center to permit deletion of land area. Located at 8301 E. Blvd. Dr., Alexandria, 22308, on approx. 8.80 ac. of land zoned R-2. Tax Map 102-4 ((1)) 71.	M. Tsai	P/H TO 1/29/15
<u>SE 2014-SP-037</u> (Springfield)	AIDA G. CHAVERA (AIDA'S DAY CARE) – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6616 Green Ash Ct., Springfield, 22152, on approx. 2,525 sq. ft. of land zoned PDH-3. Tax Map 88-2 ((9)) 63.	M. Duca	APPROVAL REC
<u>SE 2014-HM-036</u> (Hunter Mill)	ELAINE M. WHITEHURST D/B/A WHITEHURST FAMILY DAYCARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13174 Diamond Mill Dr., Herndon, 20171, on approx. 2,496 sq. ft. of land zoned PDH-8. Tax Map 16-3 ((7)) 69.	M. Tsai	APPROVAL REC
<u>2232-P14-6</u> (Providence)	VERIZON WIRELESS AND MILESTONE COMMUNICATIONS – Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to develop a telecommunications facility located at 8100 Wolftrap Road, Vienna, VA 22182. Tax Map: 39-2 ((8)) 2A. Area II.	D. Hansen	APPROVED (from 10/29/14) (from 10/8/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 20, 2014

Posted: 11/20/14
Revised: 11/21/14

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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

FS-V14-16 – Verizon c/o Network Bldg. & Cons., 10112 Furnace Rd (Deadline: 12/29/14)

FS-H14-21 – Verizon Wireless, 11922 Freedom Drive (Deadline: 2/15/15) - **CONCUR**

CONSENT AGENDA ITEMS

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>SE 2014-MA-015</u> (Mason)	<u>AFGHAN ACADEMY INC.</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a funeral chapel. Located 6839 Braddock Rd., Annandale, 22003, on approx. 40,162 sq. ft. of land zoned R-2. Tax Map 71-4 ((1)) 34.	J. Gorney	D/O TO 12/3/14 (P/H from 10/29/14)
<u>RZ 2012-MV-015</u> (Mount Vernon)	<u>MCSHAY COMMUNITIES, INC.</u> – Appl. to rezone from R-1 to R-12 to permit residential development at a density of 8.16 dwelling units per acre (du/ac) and waiver of the minimum district size requirement. Located on the N side of Richmond Hwy. approx. 600 ft. S. of Dutchman Dr. on approx. 4.90 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-4 ((1)) 40A.	N. Rogers	D/O TO 12/3/14 (P/H from 11/5/14) (from 10/1/14) (from 9/25/14) (from 7/9/14) (from indef.)
<u>Plan Amendment</u> (Braddock) (Providence) (Springfield) (Sully)	<u>PA 2013-III-FC1(A) – AREA SUBURBAN CENTER STUDY, PHASE I AND S13-III-FC1 – FAIRFAX CENTER LAND UNITS T, U, AND V</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 the Suburban Neighborhood and Low Density Residential Area portions of the Fairfax Center Area, consisting of approx. 2,700 ac. generally located along Lee Highway (Route 29), Lee Jackson Memorial Highway (Route 50) and Stringfellow Road in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for low density residential uses with some office and retail uses. The Amendment will consider revisions to the Fairfax Center Area portion of the Comprehensive Plan. The revisions primarily focus on editorial updates for the areas and organizational changes to where the recommendations are located in the document. These updates include the modification of some land use recommendations to reflect implementation. Additionally, the land use and intensity recommendations for portions of the area are proposed to be amended. Tax Map parcels 55-4 ((1)) 9A, 11, 11A, and 14; 55-4 ((1)) 30, 31, 33, 34, 35, and 36B (12710, 12716, 12723 to 12815 Lee Highway), are currently planned for residential use at a range of 1-2 du/ac. The amendment will consider options for	K. Rybold	APPROVAL REC (P/H from 11/12/14) (from 10/22/14) (from 9/18/14)

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residential use up to 3 du/ac. Tax Map parcels 56-2 ((1)) 62, 63B, 63C, 66, 67A (pt.), and 67B (11611 to 11725 Lee Highway and 4401 Village Drive) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider adding guidance to support alternative uses such as assisted living or residential use at 2 du/ac. Tax Map parcels 56-2 ((4)) 2, 4, and 6 (pt.) (11335 and 11343 Lee Highway) are currently planned for office use up to .25 FAR at the overlay level. The amendment will consider an option for residential use up to 3 du/ac. Recommendations relating to the transportation network may also be modified.

RZ 2014-BR-001
(Braddock)

BLAGOJ SKANDEV (SD HOMES LLC) – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.06 du/ac. Located on the E. side of Twinbrook Rd. approx. 900 ft. S. of its intersection with Braddock Rd., on approx. 42,209 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 69-3 ((1)) 31.

J. Gorney

APPROVAL REC
(P/H from 11/13/14)
(from indef.)

SE 2014-SU-016
(Sully)

MAL-HUONG THI NGUYEN/HELEN HOME DAYCARE, LLC – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13506 Ridge Rock Dr., Chantilly, 20151, on approx. 13,860 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-4 ((2)) 193.

M. Lynskey

APPROVAL REC
(P/H from 11/13/14)
(from 10/29/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2013-MV-015</u> (Mount Vernon)	<u>VULCAN CONSTRUCTION MATERIALS, LP</u> – Appl. to rezone from R-1, R-C and I-6 to R-1, R-C, I-6 and NR to permit a proposed expansion to the previously approved Natural Resource overlay district. Located on properties on the W. side of Ox Rd., approx., ¾ mile N. of the Prince William County line on approx. 148.27 ac. of land. Comp. Plan Rec: Public Facilities. Mt. Vernon District. Tax Map 106-4 ((1)) 20B pt. and 56A pt.; 112-2 ((1)) 8 pt., 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with PCA 1998-MV-032, PCA 1998-MV-033, and SEA 81-V-017-02). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i>).	N. Rogers	P/H TO 2/12/15 (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)
<u>PCA 1998-MV-032</u> (Mount Vernon)	<u>FAIRFAX COUNTY WATER AUTHORITY</u> – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of	N. Rogers	P/H TO 2/12/15 (from 10/23/14) (from 10/1/14) (from 7/24/14)

FAIRFAX COUNTY PLANNING COMMISSION

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0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02).

(from 6/25/14)
(from 4/30/14)

PCA 1998-MV-033
(Mount Vernon)

FAIRFAX COUNTY WATER AUTHORITY – Appl. to amend the proffers for RZ 1998-MV-033 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located N. of the Occoquan River immediately E. of the high dam, on approx. 5.54 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and SEA 81-V-017-02).

N. Rogers

P/H TO 2/12/15
(from 10/23/14)
(from 10/1/14)
(from 7/24/14)
(from 6/25/14)
(from 4/30/14)

SEA 81-V-017-02
(Mount Vernon)

FAIRFAX COUNTY WATER AUTHORITY – Appl. under Sec. 3-104, 3-C04 of the Zoning Ordinance to amend SE 81-V-017 previously approved for a water purification facility to also permit water storage, control and pumping facility, an increase in land area and associated modifications to site design and development conditions. Located at 9600 and 10000 Ox Rd., Lorton, 22079, on approx. 526.86 ac. of land zoned R-C, I-6, R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56A; 112-2 ((1)) 8, 9, 11, 12 and 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and PCA 1998-MV-033) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

N. Rogers

P/H TO 2/12/15
(from 10/23/14)
(from 10/1/14)
(from 7/24/14)
(from 6/25/14)
(from 4/30/14)

SE 2014-PR-022
(Providence)

ESKRIDGE II, LLC – Appl. under Sect(s). 5-050 and 7-607 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot width requirement in a highway corridor

W. O’Donnell

APPROVAL REC
(from 11/6/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

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overlay district. Located at 8301 Lee Hwy., Fairfax, 22031, on approx. 41,886 sq. ft. of land zoned I-5 and HC. Tax Map 49-3 ((1)) 97 pt.

SE 2014-SU-031
(Sully)

MARY GRAY/ELF EXPLORING, LEARNING & FUN – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 4180 Whitlow Pl., Chantilly, 20151, on approx. 4,228 sq. ft. of land zoned PDH-20 and WS. Tax Map 44-2 ((23)) 22.

J. Gorney

APPROVAL REC
(from 11/13/14)

SE 2014-PR-001
(Braddock)

7799 LEESBURG PIKE, LLLP C/O LERNER ENTERPRISES – Appl. under Sects. 4-404 and 9-607 of the Zoning Ordinance to permit a hotel. Located at 7799 Leesburg Pk., Falls Church, 22043, on approx. 1.62 ac. of land zoned C-4 and HC. Tax Map 39-2 ((1)) 45D pt.

B. Katai

P/H TO DEFER INDEF.
(from 11/19/14)
(from 9/11/14)
(from 9/18/14)

SE 2014-BR-039
(Braddock)

RATI KC DBA MRS. RATI'S FAMILY HOME DAYCARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 10639 John Ayres Dr., Fairfax, 22032, on approx. 11,397 sq. ft. of land zoned PDH-3. Tax Map 77-1 ((12)) 182.

P/H DEFER TO INDEF.