

# October 2015

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1  <a href="#">View Agenda</a>	2	3
4	5	6	7  <a href="#">View Agenda</a>	8  No PC Meeting	9	10
11	12  <i>Columbus Day Holiday</i>	13	14  <a href="#">View Agenda</a> <i>Committee Meeting</i>	15  <a href="#">View Agenda</a>	16	17
18	19	20	21  <a href="#">View Agenda</a> <i>Environment Committee Meeting</i>	22  No PC Meeting	23	24
25	26	27	28  No PC Meeting	29  No PC Meeting	30	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**

**DETAILED MEETING AGENDA**

**Thursday, October 1, 2015**

Posted: 10/1/15  
Revised: 10/2/15

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

**COMMITTEE MEETINGS**

**None at this time**

**CONSENT AGENDA**

**FS-L15-11 – Verizon Wireless, 6120 Brandon Avenue - CONCUR**

**FEATURES SHOWN**

**FS-V15-21 - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15)**

**FS-P15-18 - Cellco Partnership d/b/a Verizon Wireless, 9121 Lee Highway (Deadline: 11/23/15)**

**FS-P15-22 - T-Mobile Northeast, 2251 Pimmit Drive (Deadline: 12/15/15)**

**FS-L15-24 - Verizon Wireless, 5680 King Center Drive (Deadline: 12/21/15)**

**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="#"><u>SE 2014-MV-058</u></a> <i>(Mount Vernon)</i>	<a href="#"><u>MORNING STAR DAY CARE</u></a> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a child care center. Located at 8628 Woodlawn Ct., Alexandria, 22309, on approx. 1.0 ac. of land zoned R-2, HC. Tax Map 101-3 ((1)) 95.	N. Rogers	<b>D/O TO 10/14/15</b> <i>(from 7/23/15)</i> <i>(from 6/10/15)</i> <i>(from 4/23/15)</i> <i>(from 4/9/15)</i> <i>(from 1/29/15)</i>
<a href="#"><u>SE 2014-HM-066</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>SPORTS AUTHORITY, INC.</u></a> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit modification in certain sign regulations to permit an increase in sign area. Located at 8355 Leesburg Pike, Vienna, 22182, on approx. 14.02 ac. of land zoned C-7, SC, and HC. Tax Map 29-3 ((1)) 32.	B. Katai	<b>APPROVAL REC</b> <i>(from indef.)</i>
<a href="#"><u>SEA 86-C-066-03</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>HUNTER MILL COUNTRY DAY SCHOOL, INC.</u></a> – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 86-C-066-02 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment from 80 to 99 children, and associated modifications to site design and development conditions. Located at 2021 Hunter Mill Rd., Vienna, 22181, on approx. 4.86 ac. of land zoned R-E. Tax Map 27-4 ((1)) 3.	M. Duca	<b>APPROVAL REC</b> <i>(from 9/17/15)</i> <i>(from 9/16/15)</i>
SE 2015-SU-018 <i>(Sully)</i>	<b>CHANTILLY AUTO CARE CENTER, LLC</b> – Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a highway corridor overlay district, and to permit a waiver of the minimum lot width requirements for the C-8 zoning district. Located at 13704 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 1.06 ac. of land zoned C-8, WS, and HC. Tax Map 34-4 ((5)) A.	W. O'Donnell	<b>DEFER P/H TO 10/15/15</b> <i>(from 11/18/15)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 1, 2015**

Posted: 10/1/15  
Revised: 10/2/15

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SE 2015-SU-017  
(Sully)

**BBCN BANK** – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in financial institution in a highway corridor overlay district. Located at 13890 Braddock Rd., Centreville, 20121, on approx. 1.26 ac. of land zoned C-6, SC, WS, and HC. Tax Map 54-4 ((1)) 87D pt.

S. Williams      **APPROVAL REC**  
(from 11/4/15)

SE 2015-DR-016  
(Dranesville)

**METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appl. under Sects. 6-403 and 6-405 of the Zoning Ordinance to permit electronically powered regional rail transit facilities. Located on the S.E. side of Sunrise Valley Dr., W. side of Dulles Station Blvd., and N. of Sayward Blvd., on approx. 6,515 sq. ft. of land zoned PRM. Tax Map 15-2 ((1)) 13A pt. (Concurrent with 2232-D-15-6.)

W. O'Donnell      **APPROVAL REC**  
(from 11/4/15)

2232-D15-6  
(Dranesville)

**METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit electronically powered regional rail transit facilities. Located on the S.E. side of Sunrise Valley Dr., W. side of Dulles Station Blvd., and N. of Sayward Blvd., on approx. 6,515 sq. ft. of land zoned PRM. Tax Map 15-2 ((1)) 13A pt. (Concurrent with SE 2015-DR-016.)

W. O'Donnell      **APPROVED**  
(from 11/4/15)

PA 2014-III-FC1  
(Springfield)

**COMPREHENSIVE PLAN AMENDMENT (FAIR LAKES/FAIRFAX CENTER SUB-UNIT H1)** – 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 [12777 Fair Lakes Circle, Fairfax, VA, 22033; Tax Map 55-2((1))7A and 7B)] generally located south of Fair Lakes Cr., north of I-66 and east of the Fairfax County Pkwy.; in the Springfield Supervisor District. The app. 7.68 ac. area is planned for office/mix at an intensity up to 0.25 FAR at the overlay level. The amendment considers mixed-use development for hotel, retail, and multifamily residential uses including senior housing up to 625,000 SF. Recommendations relating to the transportation network may also be modified.

A. Klibaner      **RESCINDED**

PA 2015-IV-MV2  
(Mount Vernon)

**COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS)** – 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. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway, and west of the Huntington Avenue Metro Station at 2601 Indian Dr., Alexandria, VA 22303 (Tax Map Parcels 83-1 ((1)) 32 and ((23)) ALL) in the Mount Vernon Supervisor District. The area is planned for 16-20 du/ac with an option for

K. Sorenson      **D/O TO 10/7/15**  
(from defer indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

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*Posted: 10/1/15*  
*Revised: 10/2/15*

**KEY**  
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**D/O – Decision Only**

mixed-use development up to an intensity of 3.0 FAR with the following mix of uses: 75% residential; 25% office with ground floor retail, with conversion of up to 120,000 square feet of office to hotel use. The Plan amendment will consider altering the recommended 25% office component to provide more flexibility for the overall commercial mix, or to entirely eliminate the planned office use. Recommendations relating to the transportation network may also be modified.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 7, 2015**

Posted: 10/7/15  
 Revised: 10/8/15

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

**COMMITTEE MEETINGS**

**None at this time**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

- FS-V15-21** - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15)  
**FS-P15-18** - Cellco Partnership d/b/a Verizon Wireless, 9121 Lee Highway (Deadline: 11/23/15)  
**FS-P15-22** - T-Mobile Northeast, 2251 Pimmit Drive (Deadline: 12/15/15)  
**FS-L15-24** - Verizon Wireless, 5680 King Center Drive (Deadline: 12/21/15) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2010-PR-022</u></a> (Providence)	<a href="#"><u>TMG SOLUTIONS PLAZA LAND, LP</u></a> – Appl. to rezone from C-4, SC, and HC to PTC, SC, and HC to permit mixed use development with an overall Floor Area Ratio (FAR) up to 5.33 and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Westpark Dr. and Greensboro Dr., and N. of Solutions Dr., on approx. 18.10 ac. of land. Comp. Plan Rec: Transit Station, Mixed Use, Residential Mixed Use, and Park/Open Space. Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, and 7E1. (Concurrent with FDP 2010-PR-022.)	B. Katai	<b>APPROVAL REC</b> (P/H from 9/24/15) (from 3/25/15) (from 9/18/15) (from 9/3/14) (from 2/26/14)
<a href="#"><u>FDP 2010-PR-022</u></a> (Providence)	<a href="#"><u>TMG SOLUTIONS PLAZA LAND, LP</u></a> – Appl. to approve the final development plan for RZ 2010-PR-022 to permit multi-family, hotel, and retail use. Located in the S.W. quadrant of the intersection of Greensboro Dr. and Westpark Dr., on approx. 3.91 ac. of land zoned PTC, HC, and SC. Tax Map 29-3 ((15)) 7 A1, 7 B1 pt., 7 C1 pt., 7 E1 pt. (Concurrent with RZ 2010-PR-022.)	B. Katai	<b>APPROVED</b> (P/H from 9/24/15) (from 3/25/15) (from 9/18/15) (from 9/3/14) (from 2/26/14)
<a href="#"><u>PA 2015-IV-MV2</u></a> (Mount Vernon)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS)</u></a> – 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 approx. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway, and west of the Huntington Avenue Metro Station at 2601 Indian Dr., Alexandria, VA 22303 (Tax Map Parcels 83-1 ((1)) 32 and ((23)) ALL) in the Mount Vernon Supervisor District. The area is planned for 16-20 du/ac with an option for mixed-use development up to an intensity of 3.0 FAR with the following mix of uses: 75% residential; 25% office with ground floor retail, with conversion of up to 120,000 square feet of office to hotel use. The Plan amendment will consider altering the recommended 25% office component to provide more flexibility for the overall commercial mix, or to entirely eliminate the planned office use. Recommendations relating to the transportation network may also be modified.	K. Sorenson	<b>D/O TO 10/15/15</b> (P/H from 10/1/15) (from defer indef.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 7, 2015**

Posted: 10/7/15  
 Revised: 10/8/15

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

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
RZ/FDP 2014-HM-024 (Hunter Mill)	<b>GEORGE FAMILY PROPERTY DEVELOPMENT, LLC</b> – Appls. to rezone from R-1 and R-C to PDH-2 to permit residential development with an overall density of 1.05 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located W. of the terminus of Crim Dell Ln. and N. of the terminus of Higdon Dr., on approx. 20.08 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Tax Map 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A, and 25C.	C. Bishop	<b>P/H to 12/10/15</b> (from 9/16/15) (from 6/17/15)
PCA 2006-PR-027 (Providence)	<b>WM/OLAYAN HOLDINGS, LLC</b> – Appl. to amend the proffers for RZ 2006-PR-027 previously approved for residential development to permit modifications to the proffers. Located on the N.W. quadrant of Fairfax Ridge Rd. and Waples Mill Rd., on approx. 3.19 ac. of land zoned PDH-30, HC. Comp. Plan Rec: Mixed Use. Tax Map 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050-02.)	W. O'Donnell	<b>P/H TO 12/10/15</b> (from 9/16/15)
SEA 00-P-050-02 (Providence)	<b>WM/OLAYAN HOLDINGS LLC</b> – Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for commercial parking in a residential district to permit modifications to development conditions. Located at 3887 Fairfax Ridge Rd., Fairfax, 22030, on approx. 3.19 ac. of land zoned PDH-30, HC. Tax Map 56-2 ((1)) 18A. (Concurrent with PCA 2006-PR-027.)	W. O'Donnell	<b>P/H TO 12/10/15</b> (from 9/16/15)
SEA 87-L-012-02 (Lee)	<b>SPRINGFIELD BP</b> – Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to amend SE 87-L-012 previously approved for a service station and quick service food store to permit site modifications and modification to the development conditions. Located at 6703 Backlick Rd., Springfield, 22150, on approx. 30,476 sq. ft. of land zoned C-6, HC, SC, and CRD. Tax Map 90-2 ((1)) 25A and 25B.	M. Van Atta	<b>P/H TO 12/9/15</b> (from 7/22/15) (from 6/10/15) (from 4/29/15) (from 3/4/15)
SEA 79-D-071-02 (Dranesville)	<b>MAYOSHA MENDIS</b> – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 79-D-071 previously approved for a private club to permit a child care center and associated modifications to site design and development conditions. Located at 999 Balls Hill Rd., McLean, 22101, on approx. 3.00 ac. of land zoned R-1. Tax Map 21-3 ((1)) 66B.	M. Van Atta	<b>P/H TO 11/18/15</b> (from 9/17/15) (from 9/16/15)
<a href="#">FDPA 2003-LE-025-03</a> (Lee)	<b>DAVID A. NASSE</b> – Appl. to amend the final development plan for RZ 2003-LE-025 to permit modification of yard requirements and associated changes to development conditions. Located approx. 1,200 ft. S. of the intersection of S. Van Dorn and Franconia Rd., on approx. 3,720 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 86.	M. Van Atta	<b>APPROVED</b> (from 9/17/15) (from 9/16/17)
<a href="#">FDPA 2003-LE-025-04</a> (Lee)	<b>KESTER BUCKMIRE</b> – Appl. to amend the final development plan for RZ 2003-LE-025 to permit modification of yard requirements and associated changes to development conditions. Located approx. 1,200 ft. S. of the intersection of S. Van Dorn St. and Franconia Rd, on	M. Van Atta	<b>APPROVED</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 7, 2015**

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approx. 3,720 sq. ft. of land zoned PDH-5, HC. Tax Map 81-4 ((48)) 72.

[AR 90-S-004-03](#)  
(Springfield)

[JLB ASSOCIATES](#) – 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 on the N. and S. sides of Popes Head Rd., approx. 3,000 ft. W. of its intersection with Colchester Rd., on approx. 34.10 ac. of land zoned R C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after October 7, 2015 to obtain the AFDAC and Planning Commission recommendations. Springfield District. Tax Map 66-4 ((1)) 19Z.

M. Lynskey

**APPROVAL REC**

[AR 2005-DR-001](#)  
(Dranesville)

[GARY A. SIMANSON AND PRIVATE HISTORIC PRESERVATION GROUP, LLC](#) – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestall district. Located at 840 Leigh Mill Rd., Great Falls, 22066, on approx. 23.81 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after October 7, 2015 to obtain the AFDAC and Planning Commission recommendations. Dranesville District. Tax Map 13-3 ((1)) 19Z, 20Z, 24Z, 26Z, and 43Z.

M. Lynskey

**APPROVAL REC**

[SEA 97-M-016](#)  
(Mason)

[EXTRA SPACE STORAGE INC.](#) – Appl. under Sects. 4-804 and 9-622 of the Zoning Ordinance to amend SE 97-M-016, previously approved for a mini warehouse establishment, to permit modifications to site and development conditions in a commercial revitalization district. Located at 5821 Seminary Rd., Falls Church, 22041, on approx. 2.09 ac. of land zoned C-8, CRD, HC, and SC. Tax Map 61-2 ((21)) 1.

J. Gorney

**APPROVAL REC**  
(from 9/24/15)  
(from 9/17/15)  
(from 9/16/15)  
(from 7/22/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 8, 2015**

*Posted: 9/15/15  
Revised: 10/7/15*

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SEA 83-V-083 <i>(Mount Vernon)</i>	SEJ Asset Management and Investment Company (9402 Richmond Highway, Lorton, VA) <i>(Replacement of the underground storage tank)</i>	N. Rogers	<b>P/H to 10/14/15</b>  <i>(from defer indef.)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 14, 2015**

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

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

**COMMITTEE MEETINGS**

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

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

- FS-V15-21** - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15)  
**FS-P15-18** - Cellco Partnership d/b/a Verizon Wireless, 9121 Lee Highway (Deadline: 11/23/15) - **CONCUR**  
**FS-P15-22** - T-Mobile Northeast, 2251 Pimmit Drive (Deadline: 12/15/15) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2014-MV-058</u></a> (Mount Vernon)	<a href="#"><u>MORNING STAR DAY CARE</u></a> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a child care center. Located at 8628 Woodlawn Ct., Alexandria, 22309, on approx. 1.0 ac. of land zoned R-2, HC. Tax Map 101-3 ((1)) 95.	N. Rogers	<b>D/O DEFER INDEF.</b> (P/H from 10/1/15) (from 7/23/15) (from 6/10/15) (from 4/23/15) (from 4/9/15) (from 1/29/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2015-SU-002</u></a> (Sully)	<a href="#"><u>JLB REALTY, LLC</u></a> – Appls. to rezone from PDC, HC, WS, and SC to PRM, HC, WS, and SC to permit residential use with an overall density of 50.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land. Comp. Plan Rec: Mixed-Use. Tax Map 54-4 ((15)) 12A. Also, under the Board’s Consideration will be the applicant’s Water Quality Impact Assessment Request # 7265-WQ-001-1 and a Resource Protection Area Encroachment Exception Request # 7265-WRPA-002-1 under Section 118-6-9 (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 constructing publically accessible amenities. (Concurrent with PCA 86-S-071-04.)	M. Lynskey	<b>D/O TO 10/15/15</b> (from 9/16/15)
<a href="#"><u>PCA 86-S-071-04</u></a> (Sully)	<a href="#"><u>JLB REALTY, LLC</u></a> – Appl. to amend the proffers for RZ 86-S-071 previously approved for Mixed-Use development to permit deletion of 7.08 ac. of land area to be included in the concurrent RZ/FDP 2015-SU-002. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land zoned PDC, SC, WS, and HC. Comp. Plan Rec: Mixed-Use. Tax Map 54-4 ((15)) 12A. (Concurrent with RZ/FDP 2015-SU-002.)	M. Lynskey	<b>D/O TO 10/15/15</b> (from 9/16/15)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 14, 2015**

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

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

<p><a href="#"><u>PCA/CDPA/FDPA 2006-SU-025-02</u></a> (Sully)</p>	<p><a href="#"><u>REGENCY CENTERS ACQUISITION, LLC</u></a> – Appls. to amend the proffers, conceptual and final development plans for RZ 2006-SU-025 approved for a mixed-use development to permit approx. 186,000 sq. ft. of retail/commercial uses and associated modifications to proffer and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the N.E. quadrant of the intersection of Newbrook Dr., Park Meadow Dr., and Westfields Blvd., approx. 1,250 ft. E. of Sully Rd., on approx. 20.97 ac. of land zoned PDC, WS. Comp. Plan Rec: Mixed-Use. Tax Map 44-1 ((1)) 6pt.</p>	<p>J. Gorney</p>	<p><b>APPROVAL REC</b></p>
<p><a href="#"><u>SE 2015-SU-010</u></a> (Sully)</p>	<p><a href="#"><u>CLAUDIO A. VARGAS</u></a> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3930 Kernstown Ct., Fairfax, 22033, on approx. 2,370 sq. ft. of land zoned PDH-3, WS and HC. Tax Map 45-1 ((8)) (16) 21.</p>	<p>M. Lynskey</p>	<p><b>APPROVAL REC</b> <i>(from 9/16/15)</i></p>
<p><a href="#"><u>SEA 83-V-083</u></a> (Mount Vernon)</p>	<p><a href="#"><u>SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY</u></a> – Appl. under Sects. 4-804 and 9-625 of the Zoning Ordinance to amend SE 83-V-083 previously approved for a service station and quick service food store to permit modifications to site design and development conditions, and to permit modifications to minimum yard requirements for certain existing structures and uses. Located at 9402 Richmond Hwy., Lorton, 22079, on approx. 30,856 sq. ft. of land zoned C-8. Tax Map 107-4 ((1)) 22 and 23.</p>	<p>N. Rogers</p>	<p><b>D/O TO 10/15/15</b> <i>(from 10/8/15)</i> <i>(from defer indef.)</i></p>
<p><a href="#"><u>AR 90-D-003-03</u></a> (Dranesville)</p>	<p><a href="#"><u>JOAN LEWIS JEWETT AND JEWETT FAMILY CORPORATION, INC.</u></a> – A&amp;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 8700 Lewinsville Rd., McLean, 22102, on approx. 25.19 ac. of land zoned R-1. Please call the Zoning Evaluation Division at 703-324-1290 after October 14, 2015 to obtain the AFDAC and Planning Commission recommendations. Tax Map 29-1 ((1)) 71Z, 72 Z, 73Z, 74Z.</p>	<p>M. Lynskey</p>	<p><b>APPROVAL REC</b></p>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 15, 2015**

Posted: 10/15/15  
 Revised: 10/16/15

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

**COMMITTEE MEETINGS**

**None at this time**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-V15-21** - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15)  
**FS-H14-41** - Fairfax County School Board (South Lakes HS), 11400 South Lakes Drive - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PA 2015-IV-MV2</u></a> (Mount Vernon)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS)</u></a> – 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. 19.5 ac. generally located south of Huntington Avenue, north of North Kings Highway, and west of the Huntington Avenue Metro Station at 2601 Indian Dr., Alexandria, VA 22303 (Tax Map Parcels 83-1 ((1)) 32 and ((23)) ALL) in the Mount Vernon Supervisor District. The area is planned for 16-20 du/ac with an option for mixed-use development up to an intensity of 3.0 FAR with the following mix of uses: 75% residential; 25% office with ground floor retail, with conversion of up to 120,000 square feet of office to hotel use. The Plan amendment will consider altering the recommended 25% office component to provide more flexibility for the overall commercial mix, or to entirely eliminate the planned office use. Recommendations relating to the transportation network may also be modified.	K. Sorenson	<b>ADOPTION REC</b> (D/O from 10/7/15) (P/H from 10/1/15) (from defer indef.)
<a href="#"><u>SEA 83-V-083</u></a> (Mount Vernon)	<a href="#"><u>SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY</u></a> – Appl. under Sects. 4-804 and 9-625 of the Zoning Ordinance to amend SE 83-V-083 previously approved for a service station and quick service food store to permit modifications to site design and development conditions, and to permit modifications to minimum yard requirements for certain existing structures and uses. Located at 9402 Richmond Hwy., Lorton, 22079, on approx. 30,856 sq. ft. of land zoned C-8. Tax Map 107-4 ((1)) 22 and 23.	N. Rogers	<b>APPROVAL REC</b> (P/H from 10/14/15 (from 10/8/15) (from defer indef.)
<a href="#"><u>RZ/FDP 2015-SU-002</u></a> (Sully)	<a href="#"><u>JLB REALTY, LLC</u></a> – Appls. to rezone from PDC, HC, WS, and SC to PRM, HC, WS, and SC to permit residential use with an overall density of 50.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land. Comp. Plan Rec: Mixed-Use. Tax Map 54-4 ((15)) 12A. Also, under the Board’s Consideration will be the applicant’s Water Quality Impact Assessment Request # 7265-WQ-001-1 and a Resource Protection Area Encroachment Exception Request # 7265-WRPA-002-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter	M. Lynskey	<b>APPROVAL REC</b> (P/H from 10/14/15) (from 9/16/15)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, October 15, 2015**

Posted: 10/15/15  
 Revised: 10/16/15

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

118 of the code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of constructing publically accessible amenities. (Concurrent with PCA 86-S-071-04.)

PCA 86-S-071-04  
 (Sully)

**JLB REALTY, LLC** – Appl. to amend the proffers for RZ 86-S-071 previously approved for Mixed-Use development to permit deletion of 7.08 ac. of land area to be included in the concurrent RZ/FDP 2015-SU-002. Located N. of Lee Hwy., on the S. side of Trinity Pkwy., on approx. 7.08 ac. of land zoned PDC, SC, WS, and HC. Comp. Plan Rec: Mixed-Use. Tax Map 54-4 ((15)) 12A. (Concurrent with RZ/FDP 2015-SU-002.)

M. Lynskey

**APPROVAL REC**  
 (P/H from 10/14/15)  
 (from 9/16/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<u>SE 2015-SU-018</u> (Sully)	<b>CHANTILLY AUTO CARE CENTER, LLC</b> – Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a highway corridor overlay district, and to permit a waiver of the minimum lot width requirements for the C-8 zoning district. Located at 13704 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 1.06 ac. of land zoned C-8, WS, and HC. Tax Map 34-4 ((5)) A.	W. O’Donnell	<b>APPROVAL REC</b> (from 10/1/15) (from 11/18/15)
<u>PRC 76-C-111</u> (Hunter Mill)	<b>FAIRFAX COUNTY SCHOOL BOARD</b> – Appl. to approve the PRC plan associated with RZ 76-C-111 to permit a building addition and site improvements to the existing public school facility. Located on the N. side of South Lakes Dr., approx. 1,600 ft. E. of Soapstone Dr., on approx. 48.40 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 26-2 ((18)) 7 and 8pt.	M. Duca	<b>APPROVAL REC</b>
<u>Code Amendment</u> (Countywide) (Hart)	<b>COUNTY SOILS MAP AMENDMENT</b> – Amendment on the matter of amendments to the County Soils Map, Chapter 107 (Problem Soils) of the Code of the County of Fairfax, Virginia, as follows: the proposed amendment updates the official County Soils Map to more accurately delineate the extent of potential areas of Naturally Occurring Asbestos (NOA) in Fairfax County. The proposed changes increase the total area of potential NOA in Fairfax County from 10.53 square miles to 10.67 square miles and impacts the following pages on the County's Official Soils Map: Tax Grid Numbers 37-2, 38-3, 46-4, 47-2, 47-3, 47-4, and 48-1.	T. Dhakal	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, October 21, 2015**

Posted: 10/21/15  
 Revised: 10/22/15

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

**COMMITTEE MEETINGS**

**The Environment Committee met in the Board Conference Room at 7:00 p.m.**  
**(Review of MITRE Corporation Report recommendations)**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-V15-21** - Cellco Partnership d/b/a Verizon Wireless, 8630 Richmond Highway (Deadline: 11/23/15)  
**FS-H15-6** - Verizon Wireless, 2401 Centreville Road (Deadline: 11/26/15) - **CONCUR**

**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="#"><u>RZ/FDP 2015-SP-004</u></a> (Springfield)	<a href="#"><u>CHRISTOPHER LAND, LLC</u></a> – Appls. to rezone from R-1, WS to PDH-2, WS to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located at the terminus of Crouch Dr., on approx. 6.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 55-4 ((1)) 29 and 29A.	N. Rogers	<b>D/O TO 11/4/15</b>
<a href="#"><u>SE 2015-HM-013</u></a> (Hunter Mill)	<a href="#"><u>SINGH PROPERTIES II, LLC</u></a> – Appl. under Sects. 3-104 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located at 10819 Leesburg Pike, Reston, 20194, on approx. 23.81 ac. of land zoned R-1. Tax Map 12-3 ((1)) 4.	C. Bishop	<b>D/O TO 12/10/15</b>
<a href="#"><u>CSPA B-846-02</u></a> (Hunter Mill)	<a href="#"><u>KBSIII RESTON SQUARE, LLC</u></a> – Appl. Appl. under Sect(s). 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ B-846 to permit sign modifications. Located at 11790 Sunrise Valley Dr., Reston, 20191, on approx. 1.95 ac. of land zoned PRC. Tax Map 17-4 ((31)) O1.	S. Williams	<b>APPROVED</b> (from defer indef.) (from 1/29/15) (from 1/14/15)
<a href="#"><u>Z.O.Amendment</u></a> (Countywide) (Sargeant)	<a href="#"><u>ALTERNATIVE LENDING INSTITUTIONS</u></a> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: to establish and define a new principal land use of Alternative Lending Institution to include payday and motor vehicle title lenders, as regulated by the Code of Virginia; to include such new use as a permitted use in the C-7 & C-8 Zoning Districts; and to establish appropriate use limitations to include, among others, their prohibition in Commercial Revitalization Districts, location requirements limiting the use to a shopping center, minimum separation distances from sensitive uses, permitted hours of operation, and a prohibition against onsite storage or sale of automobiles.	D. Hushour	<b>APPROVAL REC</b> (from 10/15/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 22, 2015**

*Posted: 9/15/15*  
*Revised: 9/15/15*

**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**

**Wednesday, October 28, 2015**

*Posted: 9/15/15  
Revised: 9/15/15*

**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, October 29, 2015**

*Posted: 9/15/15  
Revised: 9/15/15*

**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**