

# September 2010

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1 NO PC MEETING	2 NO PC MEETING	3	4
5	6 LABOR DAY HOLIDAY	7	8 NO PC MEETING	9 NO PC MEETING	10	11
12	13	14	15 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	16 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	17	18
19	20	21	22 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>	23 NO PC MEETING	24	25
26	27	28	29 NO PC MEETING	30 <a href="#">View Agenda</a> <a href="#">View Speakers List *</a>		

**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, September 15, 2010**

Posted: 8/5/10  
Revised: 9/16/10

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PRC 86-C-121-03 <i>(Hunter Mill)</i>	Reston Excelsior LLC (NE intersection of Dulles Toll Rd and Reston Pkwy.) <i>(For PRC plan approval 2 multi-family residential bldgs)</i>	S. Williams	<b>D/O to 10/6/10</b> <i>(D/O from 7/22/10) (from 6/23/10) (from 5/27/10)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2006-LE-010 <i>(Lee)</i>	Ramada Family, LLC (W.side of Grovedale Dr; sw of Franconia Rd. intersection) <i>(From C-5 &amp; R-1 to C-2 for 2-story office building)</i>	S. Williams	<b>APPROVAL REC</b> <i>(from 6/24/10) (from 5/27/10)</i>
SE 2010-PR-010 <i>(Providence)</i>	Hilton World Wide, Inc. & Tysons Park Place II LLC (7930 Jones Branch Drive) <i>(Waiver of additional sign area for bldg. mounted signs and modification of copy on free-standing sign to allow additional tenant listings)</i>	B. Cho	<b>APPROVAL REC</b> <i>(from 10/6/10)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2010-DR-002 <i>(Dranesville)</i>	D.C. Columbia Water & Sewer (Terminus of River Park Lane & W. side River Park Dr) <i>(For sewage pumping (odor control) facility &amp; uses in floodplain)</i>	S. Zottl	<b>P/H to 10/20/10</b> <i>(from 7/22/10) (from 5/27/10)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, SEPTEMBER 15, 2010**

- 7:00 p.m.** The Telecommunications Committee held its first meeting in the Board Conference Room of the Government Center to discuss issues raised by the Board of Supervisors and Commissioners.
- 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.

**ITEM SCHEDULED FOR DECISION ONLY**

**PRC 86-C-121-03 – RESTON EXCELSIOR LLC** – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit 457 multifamily dwellings. Located in the N.E. quadrant of the intersection of Dulles Toll Road and Reston Pkwy. on approx. 5.0 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Tax Map 17-4 ((1)) 7B.  
**HUNTER MILL DISTRICT. D/O to 10/6/10**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2006-LE-010 – RAMADA FAMILY, LLC** – Appl. to rezone from C-5, R-1, and HC to C-2 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.22. Located on the W. side Grovedale Dr. approx. 900 ft. SW of its intersection w/ Franconia Road on approx. 43,554 sq. ft. of land. Comp. Plan Rec.: Office. Tax Map 81-3((5))10. **LEE DISTRICT. APPROVAL RECOMMENDED**

**SE 2010-PR-010 – HILTON WORLDWIDE, INC. & TYSONS PARK PLACE II LLC** – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 7926 and 7930 Jones Branch Dr. on approx. 8.06 ac. of land zoned C-4 and SC. Comp. Plan Rec: Planned Residential Community. Tax Map 29-4((7))5B and 5C.  
**PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 9/15/10  
Revised: 9/15/10

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

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, SEPTEMBER 15, 2010**

**DECISION ONLY:**

PRC 86-C-121-03 – RESTON EXCELSIOR LLC (Hunter Mill District) – D/O to 10/6/10  
(P/H on 6/24/10) (Staff: St. Clair Williams)

**FEATURES SHOWN: CONCUR**

FS-D09-126 – Clearwire, 7511 Old Dominion Drive, 21-3 VDOT right-of-way

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RZ 2006-LE-010 – RAMADA FAMILY, LLC – **APPROVAL RECOMMENDED**

(Staff: St. Clair Williams)

No Speakers

SE 2010-PR-010 – HILTON WORLDWIDE, INC. & TYSONS PARK PLACE II, LLC – **APPROVAL RECOMMENDED**  
(Staff: Brenda Cho)

1. Dana Nouri  
Gates of McLean  
P.O. Box 3203  
McLean, VA 22103

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, September 16, 2010

Posted: 8/5/10  
Revised: 9/17/10

**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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 99-D-043 (Dranesville)	Cricket Communications, Inc. & Verizon  (1089 Liberty Meeting Court, Herndon) (Extend existing bell tower by 20' add 6 panel antennas for Cricket & 12 for Verizon; add new equipment compound)	C. DeManche	<b>APPROVAL REC</b>
2232A-D09-2-1 (Dranesville)	New Path  (For amendments to three previously approved nodes on Seneca Rd., Utterback Store Rd. and Chesapeake Dr.)	D. Jillson	<b>D/O to 9/30/10</b>
FDPA C- 194 (Prev. FDPA A-320) (Braddock)	Danbury Forest Community Association  (Danbury Forest Dr; Clydesdale Rd & Loisdale Rd. areas properties) (To amend minimum side and rear lot setbacks)	S. Zottl	<b>D/O to 9/22/10</b>  (from 6/2/10) (from 4/29/10)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2010-BR-003 (Braddock)	Christopher Land, LLC  (W. side of Burke Lake Rd. just n. of intersection with Burke Centre Pkwy. & opposite Shiplett Blvd. intersection) (From R-1 to PDH-3 for 10 single-family detached d/u)	S. Zottl	<b>P/H to 9/30/10</b>
SE 2010-HM-005 (Hunter Mill)	Branch Bank and Trust  (2513 Fox Mill Road, Reston) (For addition of dive-up ATM kiosk)	C. DeManche	<b>WITHDRAWN</b>
RZ 2010-SU-004 (Sully)	James G. Miller, Trustee  (3720 Stonecroft Blvd., n. of Rt. 50) (From I-3 to I-5 for contractor's office w/storage yard)	W. O'Donnell	<b>P/H to 9/30/10</b>
RZ 2010-SU-002 (Sully)	Steven C. Bryant  (W. side Stonecroft Blvd, approx. 400' feet north of its intersection w/ Murdock St) (from I-3 to I-5 for continuation of recycling operation)	W. O'Donnell	<b>P/H to 9/30/10</b>  (from 6/17/10)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, SEPTEMBER 16, 2010**

- 7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Government Center to discuss a proposed DPZ fee increase; receive a report on implementation of the affidavit fee; and receive an update on enhancements to LDSnet.
- 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**

**FDPA-C-194 – DANBURY FOREST COMMUNITY ASSOCIATION** – Appl. to amend the final development plans for FDP-C-194 to permit building additions, site modifications, and associated changes to development conditions. Located on approx. 68.04 ac. of land zoned PDH-3. Copies of the application with Tax Map Numbers may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports/>. **BRADDOCK DISTRICT. D/O to 9/22/10**

**2232A-D09-2-1 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC** – Appl. to construct three antenna sites (nodes) in VA Dept. of Transportation right-of-way on portions of Arnon Chapel Road, Seneca Road, and Utterback Store Road for a telecommunications Distributed Antenna System (DAS) in Great Falls. Each node will consist of a taller replacement utility pole with concealed antennas at the top, a pole-mounted equipment cabinet, and fiber optic cable. Portions of Tax Maps 6-2, 7-1, 8-3. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> Floor, Herrity Building, Fairfax, VA, 22035. **DRANESVILLE DISTRICT. D/O to 9/30/10**

**SEA 99-D-043 – CRICKET COMMUNICATIONS, INC.** – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-D-043 previously approved for a telecommunications facility (100 ft. tall bell tower) to permit a 20 ft. high extension to the bell tower, other site modifications, and changes in development conditions. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1. Tax Map 6-4 ((1)) 66B, 70A; 6-4 ((14)) A. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2010-SU-002 – STEVEN C. BRYANT** – Appl. to rezone from I-3, AN, and WS to I-5, AN, and WS to permit industrial uses with an overall Floor Area Ratio (FAR) of 0.04. Located on the W. side of Stonecroft Blvd. approx. 400 ft. N. of its intersection with Murdock St. on approx. 2.15 ac. of land. Comp. Plan Rec: 0.35. Tax Map 33-2 ((2)) 13A and 34-1 ((2)) 13B. **SULLY DISTRICT. DEFER P/H to 9/30/10**

Posted: 9/16/10  
Revised: 9/17/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 16, 2010**

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

**DEFERRAL:**

RZ 2010-SU-002 – STEVEN C. BRYANT – **P/H to 9/30/10**

**CONSENT AGENDA ITEM: CONCUR**

FS-B09-134 – Clearwire, 7617 Little River Turnpike (Deadline: 10/23/10)

**FEATURES SHOWN: CONCUR**

456A-S97-6-3 – T-Mobile, 6140 Rolling Road (Springfield Governmental Center) (Deadline: 10/23/10)

FS-D09-2 – Cricket Communications, 1089 Liberty Meeting Court (Deadline: 1/1/11)

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2232A-D09-2-1 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC

(Staff: David Jillson) **DEFER D/O TO 9/30/10**

- |   |   |
|---|---|
| 1. Archie Brown<br>654 Nalls Farm Way<br>Great Falls, VA 22066    | 6. Scott Coolidge<br>658 Nalls Farm Way<br>Great Falls, VA 22066  |
| 2. Miriam Tsantes<br>650 Nalls Farm Way<br>Great Falls, VA 22066  | 7. Douglas Fleit, Chair<br>The Ridings of Great Falls Community Assn.<br>Architectural Review Board<br>11621 Great Falls Way<br>Great Falls, VA 22066 |
| 3. Nancy Carter<br>662 Nalls Farm Way<br>Great Falls, VA 22066    | 8. Jim Condon<br>662 Nalls Farm Way<br>Great Falls, VA 22066  |
| 4. George Tsantes<br>650 Nalls Farm Way<br>Great Falls, VA 22066  | 9. Paul Rehmus<br>9502 Arnon Chapel Road<br>Great Falls, VA 22066   |
| 5. Pankaj Malik<br>11501 Great Falls Way<br>Great Falls, VA 22066 | 10. Hany Hassan<br>404 Chesapeake Drive<br>Great Falls, VA 22066  |

FDPA C-194 – DANBURY FOREST COMMUNITY ASSOCIATION (Braddock District)

(Staff: Suzianne Zottl) **DEFER D/O TO 9/22/10**

- |   |  |
|---|--|
| 1. Steven Woodbury<br>5250 Lonsdale Drive<br>Springfield, VA 22151  | 4. Frank Divita, President<br>Danbury Forest Community Association<br>8402 Uxbridge Court<br>Springfield, VA 22151 |
| 2. Cheryl McDonald, At-Large Member<br>Danbury Forest Community Association<br>5426 Donnelly Court<br>Springfield, VA 22151 | 5. Randy Crabtree<br>5227 Southampton Drive<br>Springfield, VA 22151   |
| 3. Stephen Terpak<br>8374 Uxbridge Court<br>Springfield, VA 22151   | 6. Ken Fussell<br>5694 Kirkham Court<br>Springfield, VA 22151  |

*Continued on next page*

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, September 16, 2010**

**Page 2**

FDPA C-194 – DANBURY FOREST COMMUNITY ASSOCIATION (Braddock District) *Continued*  
(Staff: Suzianne Zottl) **DEFER D/O TO 9/22/10**

- |   |  |
|---|--|
| 7. Ford Cochran, Vice President<br>Danbury Forest Community Association<br>5525 Heston Court<br>Springfield, VA 22151 | 9. Harmohinder Singh Bal<br>5405 Weymouth Drive<br>Springfield, VA 22151 |
| 8. Jay Santry<br>8302 Uxbridge Court<br>Springfield, VA 22151   |  |

SEA 99-D-043 – CRICKET COMMUNICATIONS, INC. AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS (Staff: Regina Coyle) **RECOMMEND APPROVAL**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, September 22, 2010**

Posted: 8/5/10  
 Revised: 9/23/10

**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**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PRC A-502-2 <i>(Hunter Mill)</i>	Fairways I & Fairways II Residential LLC 11555 & 11627 North Shore Dr <i>(For multi-family use with support detail &amp; child care center @ private school)</i>	S. Williams	<b>D/O DEFER INDEF.</b>  <i>(from 7/15/10) (from 5/27/10) (from 4/14/10)</i>
FDPA C- 194 <i>(Prev. FDPA A-320) (Braddock)</i>	Danbury Forest Community Association <i>(Danbury Forest Dr; Clydesdale Rd &amp; Loisdale Rd. areas properties) (To amend minimum side and rear lot setbacks)</i>	S. Zottl	<b>APPROVED</b>  <i>(from 9/16/10) (from 6/2/10 (from 4/29/10)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PCA 2003-PR-009/ FDPA 2003-PR-009 <i>(Providence)</i>	Uniwest Development, LLC <i>(8190 Strawberry Lane@Lee Hwy and Gallows Rd. (Merrifield Town Center) (Allow interparcel access to Lee Hwy to advance town center connectivity along a private road on the western property boundary)</i>	W. O'Donnell	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
SEA 86-C-066-02 <i>(Hunter Mill)</i>	Hunter Mill Country Day School, Inc., TR <i>(2021 Hunter Mill Road, Vienna) (For building additions and site modifications)</i>	S. Lin	<b>DEFER INDEF.</b> <i>(from 7/22/10)</i>
2232-V08-18/ SE 2009-MV-006 <i>(Mount Vernon)</i>	T-Mobile Northeast LLC <i>(5614 Old Mill Road at St. James Episcopal Church) (For 100 ft. monopole w/related ground equipment)</i>	A. Capps S. Lin	<b>P/H to 10/28/10</b> <i>(from indef.)</i>
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>	D. Marshall	<b>P/H to 10/28/10</b> <i>(from 7/29/10)</i>
RZ 2009-PR-002/ FDP 2009-PR-002 <i>(Providence)</i>	Square 1400, L.C. <i>(W. side of Dorr Ave., just n. of Merrifield Ave.) (From I-4 to PRM for 11-story m/f with 4-level parking structure)</i>	W. O'Donnell	<b>D/O to 10/6/10</b>  <i>(from 9/22/10) (from 10/1/09)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, SEPTEMBER 22, 2010**

- 7:00 p.m.** Dulles Rail/Bus Parking Briefing – Planning Commission members received a briefing from Transportation staff related to rail and bus parking in the Dulles Corridor in the Board Conference Room of the Government Center, 12000 Government Center Parkway, Fairfax, VA.
- 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**

**PRC A-502-02 – FAIRWAYS I RESIDENTIAL, LLC & FAIRWAYS II RESIDENTIAL, LLC** – Appl. to approve a PRC plan associated with RZ A-502 to redevelop existing multifamily dwellings with single-family attached and multifamily dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr., and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. **HUNTER MILL DISTRICT. D/O DEFERRED INDEFINITELEY**

**FDPA-C-194 – DANBURY FOREST COMMUNITY ASSOCIATION** – Appl. to amend the final development plans for FDP-C-194 to permit building additions, site modifications, and associated changes to development conditions. Located on approx. 68.04 ac. of land zoned PDH-3. Copies of the application with Tax Map Numbers may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports/>. **BRADDOCK DISTRICT. APPROVED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 2003-PR-009/FDPA 2003-PR-009 – MTC COMMERCIAL LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-PR-009 previously approved for mixed-use development including ADU and bonus density to permit site modifications with an overall Floor Area Ratio (FAR) of 1.35. Located on the S. side of Lee Hwy. 400 ft. W. of intersection with Gallows Road and N. of Strawberry Lane on approx. 21,321 sq. ft. of land zoned PRM and HC. Comp. Plan Rec: Mixed Use 1.2 FAR. Tax Map 49-4 ((17)) (2) pt. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, SEPTEMBER 23, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, SEPTEMBER 23, 2010.**

Posted: 9/22/10  
Revised: 9/22/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, SEPTEMBER 22, 2010**

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

**DEFERRAL:**

2232-V10-8 – MILESTONE COMMUNICATIONS/VERIZON WIRELESS – **P/H to 10/28/10**

**DECISIONS ONLY:**

PRC A-502-02 – FAIRWAYS I & II RESIDENTIAL, LLC – **D/O DEFERRED INDEFINITELY**  
(P/H on 7/15/10)

FDPA C-194 – DANBURY FOREST COMMUNITY ASSOCIATION (P/H on 9/16/10) – **APPROVED**  
(Braddock District)

**CONSENT AGENDA ITEM: CONCUR**

FSA-H09-169-1 – Clearwire, 13861 Sunrise Valley Drive (Deadline: 10/19/10)

**FEATURES SHOWN: CONCUR**

FS-L10-40 – Clearwire, 6209 Rose Hill Drive (Deadline: 9/28/10)

FS-V10-8 – Clearwire, 8101 Pohick Road (Deadline: 10/17/10)

FS-V10-27 – Clearwire, 2709 Popkins Lane (Deadline: 10/23/10)

FSA-Y09-124-1 – Clearwire, 14510 Mount Olive Road (Deadline: 1/10/11)

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PCA 2003-PR-009 – MTC COMMERCIAL, LLC – **APPROVAL RECOMMENDED**

FDPA 2003-PR-009 – MTC COMMERCIAL, LLC – **APPROVED**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, September 30, 2010**

Posted: 8/5/10  
Revised: 10/1/10

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232A-D09-2-1 (Dranesville)	New Path/New Cingular Wireless (For amendments to three previously approved nodes on Seneca Rd., Utterback Store Rd. and Chesapeake Dr.)	D. Jillson	<b>APPROVED NODES GFE17A &amp; GFE27A D/O TO 10/20/10 FOR NODE GFE12A</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
AR 93-S-003-02 (Springfield)	The Farm at Clifton Station LLC (13442 Compton Road) (For A&F renewal)	S. Zottl	<b>APPROVAL REC</b>
APR 09-III-2FC (Springfield)	David Gill, Nominator (Fairfax Center Area: Sub-Unit Q9; "Ridgeway") (To clarify location of potential office)	M. Van Dam	<b>APPROVAL REC STAFF ALTERNATIVE (from 7/14/10)</b>
2232-H10-2 (Hunter Mill)	Clearwire Wireless and Milestone Communications Communications (2500 James Madison Drive at James Madison High School) (For 125-ft replacement light pole w/3panel antennas, 1 dish antenna and related ground equipment)	A. Capps	<b>APPROVED</b>
RZ 2010-SU-004 (Sully)	James G. Miller, Trustee (3720 Stonecroft Blvd., n. of Rt. 50) (From I-3 to I-5 for contractor's office w/storage yard)	W. O'Donnell	<b>APPROVAL REC (from 9/16/10)</b>
RZ 2010-SU-002 (Sully)	Steven C. Bryant (W. side Stonecroft Blvd, approx. 400' feet north of its intersection w/ Murdock St) (from I-3 to I-5 for continuation of recycling operation)	W. O'Donnell	<b>APPROVAL REC (from 9/16/10) (from 6/17/10)</b>

**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>
Z O Amendment (Sargeant)	Tree Ordinance Update (DPWES)	M. Knapp	<b>P/H to 10/13/10 (from 9/30/10) (from 6/24/10)</b>
RZ 2010-BR-003 (Braddock)	Christopher Land, LLC (W. side of Burke Lake Rd. just n. of intersection with Burke Centre Pkwy. & opposite Shiplott Blvd. intersection) (From R-1 to PDH-3 for 10 single-family detached d/u)	S. Zottl	<b>P/H to 10/20/10 (from 9/16/10)</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, SEPTEMBER 29, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON  
WEDNESDAY, SEPTEMBER 29, 2010.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, SEPTEMBER 30, 2010**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Government Center to continue discussion on green building techniques.
- 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**

**2232A-D09-2-1 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC** – Appl. to construct three antenna sites (nodes) in VA Dept. of Transportation right-of-way on portions of Arnon Chapel Road, Seneca Road, and Utterback Store Road for a telecommunications Distributed Antenna System (DAS) in Great Falls. Each node will consist of a taller replacement utility pole with concealed antennas at the top, a pole-mounted equipment cabinet, and fiber optic cable. Portions of Tax Maps 6-2, 7-1, 8-3. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> Floor, Herrity Building, Fairfax, VA, 22035. **DRANESVILLE DISTRICT. APPROVED NODES GFE17A & GFE27A; D/O TO 10/20 FOR NODE GFE12A**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-H10-2 – CLEARWIRE WIRELESS BROADBAND & MILESTONE COMMUNICATIONS** – Appl. to develop a telecommunications facility and related equipment located at James Madison High School, 2500 James Madison Drive, Vienna, VA, 22181. Tax Map: 38-3 ((1)) 52. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>. **HUNTER MILL DISTRICT. APPROVED**

**AR 93-S-003-02 – THE FARM AT CLIFTON STATION LLC** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 13442 Compton Road on approx. 28.0 ac. of land zoned R-C and WS. Tax Map 75-1 ((1)) 8Z. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

**AREA PLANS REVIEW (APR) ITEM #09-III-2FC** – To consider a proposed revision to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. APR Nomination #09-III-2FC concerns approx. 22.1 acres generally located north of Lee Highway (Route 29) between Waples Mill and Ridge Top Roads in the Fairfax Center Area. The area is planned for office use up to 0.70 FAR at the overlay level with an option for residential mixed use up to 1.2 FAR with consolidation and other conditions. Any unconsolidated parcels are planned for office mixed use up to 1.0 FAR under this option. The proposed amendment will consider modifying the option to recommend residential mixed Use up to 1.08 FAR with consolidation and other conditions. The recommendation for the unconsolidated parcels would be removed and guidance which recommends the overall sub-unit for mixed use up to 1.15 FAR would be added. Recommendations relating to the transportation network may also be modified. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>.  
**SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED FOR STAFF ALTERNATIVE**

**RZ 2010-SU-004 – JAMES G. MILLER, TRUSTEE FOR THE J.G. MILLER REVOCABLE TRUST** – Appl. to rezone from I-3, AN, and WS to I-5, AN, and WS to permit industrial uses with an overall FAR of 0.07. Located in the S.W. quadrant of the intersection of Stonecroft and Thompson Blvds. on approx. 2.61 ac. of land. Comp. Plan Rec: Industrial Use up to 0.35. Tax Map 33-2 ((2)) 13. **SULLY DISTRICT. APPROVAL RECOMMENDED**

**RZ 2010-SU-002 – STEVEN C. BRYANT** – Appl. to rezone from I-3, AN, and WS to I-5, AN, and WS to permit industrial uses with an overall FAR of 0.04. Located on the W. side of Stonecroft Blvd. approx. 400 ft. N. of its intersection with Murdock St. on approx. 2.15 ac. of land. Comp. Plan Rec: 0.35. Tax Map 33-2 ((2)) 13A and 34-1 ((2)) 13B. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 9/30/10  
Revised: 10/01/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 30, 2010**

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

**DECISION ONLY:**

2232A-D09-2-1 – NEWPATH NETWORKS AND NEW CINGULAR WIRELESS (P/H on 9/16/10) –  
**APPROVED NODES GFE17A AND GFE27A; DEFER D/O ON NODE GFE12A TO 10/20/10**

**FEATURE SHOWN: CONCUR**

FS-D10-20 – Clearwire, 1633 Davidson Road (McLean High School) (Deadline: 10/16/10)

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AR 93-S-003-02 – THE FARM AT CLIFTON STATION, LLC (DONNA J. AND MARK D. KNAUFF)  
(Springfield District) (Staff: Suzianne Zottl) **RECOMMEND APPROVAL**

NO SPEAKERS

APR 09-III-2FC – FAIRFAX CENTER AREA: SUB-UNIT Q9: "RIDGEWOOD" (Springfield District)  
(Nominators: David R. Gill and Gregory A. Riegle) (Staff: Meghan Van Dam) **RECOMMEND  
APPROVAL OF STAFF ALTERNATIVE**

NO SPEAKERS

RZ 2010-SU-002 – STEVEN C. BRYANT (Staff: William O'Donnell) **RECOMMEND APPROVAL**

NO SPEAKERS

RZ 2010-SU-004 – JAMES G. MILLER, TRUSTEE FOR THE J.G. MILLER REVOCABLE TRUST  
(Staff: William O'Donnell) **RECOMMEND APPROVAL**

NO SPEAKERS

2232-H10-2 – CLEARWIRE WIRELESS BROADBAND AND MILESTONE COMMUNICATIONS  
(James Madison High School) (Staff: Anita Capps) **APPROVED**

1. Marion May  
1806 Horseback Trail  
Vienna, VA 22182
2. Haiyan Han  
2582 Glengyle Drive, Unit 132  
Vienna, VA 22181
3. Joan Graham  
1441 Hunter View Farms  
Vienna, VA 22182