

September 2011

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

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

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 8, 2011

Posted: 8/1/11
Revised: 9/9/11

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2010-PR-014-A RZ 2010-PR-014-B (Providence)	Georgelas Group LLC ("Spring Hill Station"- Tysons West Station) (From I-5 and HC to PTC) (Mixed-use development)	T. Strunk	DEFER D/O TO 9/21/11 (from 7/13/11) (from 6/23/11)
Plan Amendment (Lee)	S11-IV-RH1 (5755 Castlewellan Drive) (For option to allow funeral home with on site embalming services)	K. Rybold	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
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FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 7, 2011

7:00 p.m. The Tysons Corner Committee met in Conference Rooms 9/10 of the Fairfax County Government Center for a listening session on the public's concerns, views, ideas, and/or recommendations regarding transportation funding and the proposed process as well as Committee discussion on an interim progress report to the Board of Supervisors.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 7, 2011**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 8, 2011

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

OUT-OF-TURN PLAN AMENDMENT - S11-IV-RH1 - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Plan Amendment will consider adding an option for a funeral home use. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia 22035.
LEE DISTRICT. APPROVAL RECOMMENDED

RZ 2010-PR-014-A/FDP 2010-PR-014-A - GEORGELAS GROUP, LLC - Appls. to rezone from I-5 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 6.33 and approval of the conceptual and final development plans. Located on the E. side of Leesburg Pk. and S. of Spring Hill Rd. approx. 250 ft. W. of its intersection with Greensboro Dr. on approx. 1.56 ac. of land. Comp. Plan Rec: Transit Center Mixed Use and Residential Mixed Use. Tax Map 29-3 ((1)) 48D. (Concurrent with RZ 2010-PR-014-B.)
PROVIDENCE DISTRICT. DEFER DECISION ONLY TO 9/21/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 8, 2011

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RZ 2010-PR-014-B - GEORGELAS GROUP, LLC - RZ appl. to rezone from I-5 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.25 and approval of the conceptual development plan. Located on the N. side of Spring Hill Rd. directly opposite its intersection with Greensboro Dr. on approx. 5.51 ac. of land. Comp. Plan Rec: Transit Center Mixed Use and Residential Mixed Use. Tax Map 29-3 ((1)) 60C. (Concurrent with RZ 2010-PR-014-A and FDP 2010-PR-014-A.) **PROVIDENCE DISTRICT.**
DEFER DECISION ONLY TO 9/21/11

Posted: 09/08/11
Revised: 09/09/11

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 8, 2011

ADMINISTRATIVE ITEM: ACCEPTED

Withdrawal of APR #09-I-2L – SOUTH COUNTY AREA PLANS REVIEW ITEM (Mason District)

CONSENT AGENDA ITEMS: CONCUR

FSA-S00-94-1 – AT&T, 9509 Old Burke Lake Road
FS-Y11-21 – Sprint, 14708 Mount Olive Road
FSA-L00-90-1 – AT&T Mobility, 6700 Springfield Center Drive
FSA-L96-1-2 – AT&T Mobility, 7701 Loisdale Road
FSA-S96-78-3 – AT&T Mobility, 8900 Burke Road
2232A-S09-17-1 – AT&T Mobility, 4904 Mattie Moore Court

RZ/FDP 2010-PR-014-A – GEORGELAS GROUP LLC – D/O DEFERRED TO 9/21/11

RZ 2010-PR-014-B – GEORGELAS GROUP LLC – D/O DEFERRED TO 9/21/11

1. Paula Roberts
1726 Pine Valley Drive
Vienna, VA 22182
2. Shane Robinson
1760 Old Meadow Road, Suite 500
McLean, VA 22102
3. Ken Quincy, Providence District Rep.
Park Authority Board
8225 Bucknell Drive
Vienna, VA 22180
4. Roger Diedrich, Representing
Sierra Club, Virginia Chapter
3322 Prince William Drive
Fairfax, VA 22031
5. Steven Bruckner
8620 Polk Street
McLean, VA 22102
6. Pamela Kondé, President
Greater Tysons Green Civic Assn.
1736 T-West Lane
Vienna, VA 22182
7. Mark Zetts, President
McLean Citizens Assn.
6640 Kirby Court
Falls Church, VA 22043
8. Rob Whitfield, Representing
Dulles Corridor User Group
10740 Parkridge Blvd., Ste. 110
Reston, VA 20191
9. Paul Browne, Board Member
Affordable Housing Opportunity Means
Everyone (AHOME)
2015 N. Buchanan Court
Arlington, VA 22207

S11-IV-RH1 – OUT-OF-TURN PLAN AMENDMENT – APPROVAL RECOMMENDED

1. Sara Mariska, Esquire
Walsh, Colucci, Lubeley, Emrich, & Walsh, PC
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 14, 2011

Posted:
Revised: 9/8/11

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

Listed below is the item scheduled for a public workshop before the Planning Commission on this date. For more information, visit the Commission’s website at: <http://www.fairfaxcounty.gov/planning/>, under the Environment Committee, to view both the Draft Strawman language and comments submitted thus far. You may also contact the Department of Planning and Zoning staff at 703-324-1290.

Planning Commission Environmental Workshop
Discussion of Draft Strawman for the Green Building Policy

Posted: 09/14/11
Revised: 09/15/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 14, 2011

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

CONSENT AGENDA ITEMS: CONCUR

2232A-D99-13-1 – AT&T Mobility, 1089 Liberty Meeting Court (Deadline: 10/17/11)

FSA-D97-39-3 – AT&T Mobility, 10516 Leesburg Pike (Deadline: 10/17/11)

FSA-Y99-15-2 – AT&T Mobility, 13224 Franklin Farm Road (Deadline: 11/29/11)

FEATURE SHOWN: CONCUR

FS-H11-25 – New Cingular d/b/a AT&T & Verizon, 11975 Lake Newport Road (Deadline: 10/11/11)

ENVIRONMENTAL WORKSHOP: DISCUSSION OF DRAFT
STRAWMAN FOR THE FAIRFAX COUNTY GREEN BUILDING POLICY

1. Flint Webb, Co-Chair of Environmental Committee
Fairfax County Federation of Citizens Associations
8308 Westchester Drive
Vienna, VA 22182
2. Steve Nicholson
Office of Design and Construction Services
Fairfax County Public Schools
8115 Gatehouse Road, Suite 3500
Falls Church, VA 22042
3. Carey Needham, Chief of Building Design Branch
Planning and Design Division
Department of Public Works and Environmental Services
12000 Government Center Pkwy, Suite 449
Fairfax, VA 22035

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 15, 2011

Posted: 8/1/11
Revised: 9/16/11

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 96-B-010-02 (Braddock)	Trinity Christian School (11204 Braddock Road) (For development condition modifications and uses as a church)	S. Williams	APPROVAL REC (P/H from 7/28/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-D10-18 (Dransville)	Newpath Networks, LLC/ New Cingular Wireless PCS LLC and Sprint-Nextel Communications (Nodes 3, 4 & 11, Great Falls)	A. Capps	APPROVED
SE 2011-MV-002 (Mount Vernon)	Muhammad Butt (8740 Talbott Farm Drive, Alexandria VA 22309) (For Sunny Day Care-home based facility for up to ten children and two employees)	N. Rogers	D/O TO 9/21/11 (from 7/28/11) (from 7/21/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2005-SU-020-02 (Sully)	Dominion Christian School & Whole World Fellowship Church at Northern Virginia (10922 Vale Road) (For addition of classroom modules, increase in enrollment, site modifications and changes in development conditions)	M. Bader	P/H to 7/21/11
PRC - B-846-03 (Hunter Mill)	JBG/RIC, L.L.C & RIC Retail L.L.C. (11800 & 11842 Sunrise Valley Drive, Reston) (Reston Heights-mixed use grocery, neighborhood retail, mid-rise residential and commercial office tower)	N. Rogers	Defer indef.
SEA 99-M-026 (Mason)	Thomas Lapham (5635 Leesburg Pike, Falls Church) (To permit vehicle sales and state inspections on cars being repaired & waivers/modifications in CRD District)	M. Bader	P/H to 10/27/11
RZ/FDP 2006-PR-027/ SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties and Fairfax Ridge Condominium Unit Owners Association	W. O'Donnell	P/H to 10/6/11 (from 11/3/10)
Z.O. Amendment (Hart)	Independent living for low-income residents	D. Pesto	P/H to 11/17/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 14, 2011

8:15 p.m. The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to hold an informal discussion with stakeholders to receive their feedback regarding the strawman document for proposed changes to the Green Building Policy.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 14, 2011**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 15, 2011

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

SEA 96-B-010-02 - TRINITY CHRISTIAN SCHOOL - Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 96-B-010 previously approved for private school of general education to permit church and existing private school of general education with no increase in enrollment and associated modifications to site design and development conditions. Located at 11204 Braddock Rd. on approx. 25.27 ac. of land zoned R-C. Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B.
BRADDOCK DISTRICT. APPROVAL RECOMMENDED

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT – INDEPENDENT LIVING FOR LOW-INCOME RESIDENTS – To amend Chapter (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Add a new subset of the existing independent living facility use that will be limited to occupancy by low income residents, wherein not less than 80% [*NOTE: advertised to allow the Board to consider down to 70%*] of the units are affordable to occupants whose income is not more than 50% of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than 20% [*NOTE: advertised to allow the Board to consider up to 30%*] of the units are affordable to occupants whose income is not more than 70% of the median income for the WMSA; add a new additional standard for all independent living facilities that specifies that the owner/manager is responsible for ensuring compliance with the occupancy criteria and shall provide the specific documents used for such verification upon request by the Zoning Administrator; add that the Board shall consider any specific maintenance and operational needs of the facility when reviewing all independent living facilities; add a provision that allows for a 25% density bonus for facilities serving low income residents; add new additional standards applicable to the low income resident subset that address the following: (a) occupancy is on a rental basis only with minimum initial lease terms of 6 months and maximum initial and renewal lease terms

of 12 months and that if a resident becomes unqualified for occupancy that such resident shall have until the end of their least term or 3 months [*NOTE: advertised to allow the Board to consider any time period between zero (0) and six (6) months*], whichever is more, to vacate the unit, (b) owner/manager shall monitor income levels at each lease term and shall provide results to the Zoning Administrator annually, (c) appropriate covenants shall be recorded prior to first Residential Use Permit to reflect limitations and conditions associated with the use, and (d) that such facilities shall not be subject to the Part 2 of Article 8 of the Zoning Ordinance (ADU Program) nor the Board's policy for Workforce Dwelling Units; and add an application fee of between \$0 and \$16,375, with a staff recommended fee of \$1,100 for the special exception. The amendment also modifies the definition of "DWELLING UNIT" to delete the word "permanent" from the reference to provisions for living, sleeping, eating, cooking and sanitation and modifies the definition of "INDEPENDENT LIVING FACILITY" to add the word "disabilities." Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. DEFER P/H TO 11/17/11**

2232-D10-18 – NEWPATH NETWORKS LLC, NEW CINGULAR WIRELESS PCS, LLC AND SPRINT-NEXTEL COMMUNICATIONS - Appl. to modify three telecommunication facilities within a distributive antenna system located in VDOT rights-of-way near 11198 Beach Mill Road (Node #3 –Utility Pole BH73 – Lat. 39°01'50.558", Long. -77°19'47.837"); near 10903 Beach Mill Road (Node #4 -Utility Pole GG68 – Lat. 39°01'48.635", Long. -77°19'16.270") and near 9600 Beach Mill Road (Node #11 - Utility Pole HB81 – Lat. 39°01'21.307", Long. -77°16'37.932), Great Falls. Tax Maps: 3-3, 8-1. Area III. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Parkway, Fairfax. **DRANESVILLE DISTRICT. APPROVED**

SE 2011-MV-002 – MUHAMMAD BUTT - Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum enrollment of 10 children and a maximum of two employees. Located at 8740 Talbott Farm Dr. on approx. 4,150 sq. ft. of land zoned PDH-5, CRD and HC. Tax Map 110-1 ((27) 11A. **MOUNT VERNON DISTRICT. D/O TO 9/21/11**

RZ 2006-PR-027/FDP 2006-PR-027 - TCR MID ATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 23.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd., and N. side of Lee Jackson Memorial Hwy. on approx. 15.51 ac. of land. Comp. Plan Rec: Fairfax Center Area with option for 20-24 du/ac. Providence District. Tax Map 46-4 ((19)) All Parcels; All Parcels; 56-2 ((27)) All Parcels except Parcel C and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050.) **PROVIDENCE DISTRICT. DEFER P/H TO 10/6/11**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 15, 2011

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SEA 00-P-050 - TCR MID ATLANTIC PROPERTIES, INC. - Appl. under Sect(s). 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in an R-district to permit site modifications and modifications to development conditions. Located in the N.W. quadrant of the southern intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. **PROVIDENCE DISTRICT.**
DEFER P/H TO 10/6/11

Posted: 09/15/11
Revised: 09/16/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 15, 2011

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

DECISION ONLY:

SEA 96-B-010-02 – TRINITY CHRISTIAN SCHOOL (P/H on 7/28/11) – **APPROVAL REC**

DEFERRALS:

RZ/FDP 2006-PR-027 – TCR MID-ATLANTIC PROPERTIES – **P/H to 10/6/11**

SEA 00-P-050 – FAIRFAX RIDGE CONDO. UNIT OWNERS ASSN. – **P/H to 10/6/11**

ZONING ORDINANCE AMENDMENT (INDEPENDENT LIVING FACILITIES – **P/H to 11/17/11**
FOR LOW INCOME RESIDENTS) (Hart)

CONSENT AGENDA ITEMS: CONCUR

FSA-D97-61-1 – AT&T Mobility, 11000 Leesburg Pike

FSA-V97-57-3 – AT&T Mobility, 10112 Furnace Road

FSA-V09-191-1 – AT&T Mobility, 8616 Pohick Road (Calvary Korean Baptist Church)

FEATURES SHOWN: CONCUR

FS-D11-28 – AT&T Mobility, 9916 Georgetown Pike (Great Falls Fire Station) (Deadline: 10/13/11)

FS-V11-23 – Sprint, 2709 Popkins Lane (Bryant Alternative School) (Deadline: 11/13/11)

FSA-P96-57-1 – Sprint, 1766 Chain Bridge Road (Deadline: 11/27/11)

2232-D10-18 – NEWPATH NETWORKS, LLC, NEW CINGULAR WIRELESS PCS, LLC, – **APPROVED**
& SPRINT-NEXTEL COMMUNICATIONS (Nodes 3, 4, & 11)

NO SPEAKERS

SE 2011-MV-002 – MUHAMMAD T. BUTT – **D/O to 9/21/11**

- | | |
|--|--|
| 1. Hwa Grimsley
8744 Talbott Farm Drive
Alexandria, VA 22309 | 5. Leonard Spalding
8738 Talbott Farm Drive
Alexandria, VA 22309 |
| 2. Ralph Boynton
8801 Northern Spruce Lane
Alexandria, VA 22309 | 6. Audrey Moeller
8729 Talbott Farm Drive
Alexandria, VA 22309 |
| 3. Marcia Boynton
8801 Northern Spruce Lane
Alexandria, VA 22309 | 7. Imran Khan
8732 Talbott Farm Drive
Alexandria, VA 22309 |
| 4. Leslie DuVal
4016 Laurel Road
Alexandria, VA 22309 | 8. Efstathia Papoulakos
8612 Woodlawn Court
Alexandria, VA 22309 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 21, 2011

Posted: 8/1/11
Revised: 9/22/11

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2010-PR-014-A RZ 2010-PR-014-B (Providence)	Georgelas Group LLC ("Spring Hill Station"- Tysons West Station) (From I-5 and HC to PTC) (Mixed-use development)	T. Strunk	APPROVAL REC (P/H from 9/8/11 from 7/13/11)
SE 2011-MV-002 (Mount Vernon)	Muhammad Butt (8740 Talbott Farm Drive, Alexandria VA 22309) (For Sunny Day Care-home based facility for up to ten children and two employees)	N. Rogers	APPROVAL REC (P/H from 9/15/11 from 7/21/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2011-LE-005/ PCA 83-L-074/ PCA 81-L-093-03/ PCA 82-L-083-02 (Lee)	Cellco Partnership d/b/a Verizon Wireless/New Cingular Wireless d/b/a AT&T Mobility 716 South Van Dorn Street@Capitol Beltway) (Add 13 antennas to hotel rooftop/equipment cabinets and increase in building height)	W. Mayland	APPROVAL REC
RZ 2011-LE-015 (Lee)	Jefferson Development LLC (South side of Castlewellan Drive to the east of its intersection with South Van Dorn) (From R-1 to C-6 for funeral home w/onsite embalming services)	N. Rogers	APPROVAL REC (from 9/29/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP 2005-PR-041 (Providence)	Eskridge (E&A) LLC (S. side of Rt. 29, just w. of Gallows Rd at intersection with Eskridge Rd.) (Signage plan for Mosaic project)	R. Horner	P/H to 10/13/11 (from 7/21/11)
CSPA 2003-PR-009 (Providence)	Eskridge (ERA) LLC (8190 & 8191 Strawberry Lane, Falls Church) (Sign Plan amendment for Vantage at Merrifield Town Center)	R. Horner	P/H to 10/13/11 (from 7/21/11)
RZ 2011-LE-007 (Lee)	George Tsentas (N. side of Oakwood Road, just south of I-95) (From I-1 to I-4 for contractor's office)	S. Williams	P/H to 10/13/11

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 21, 2011

*Posted: 8/1/11
Revised: 9/22/11*

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

-continued from previous page-

SE 2011-MV-006
(Mount Vernon)

Hamdi Eslaquit, d/b/a Hamdi's
Child Care and Selim M. Eslaquit
(6606 Winstead Manor Court)
(For home childcare facility)

K. G.-Sobers

P/H to 10/20/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 21, 2011

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on the draft strawman document.
- 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

RZ 2010-PR-014-A/FDP 2010-PR-014-A - GEORGELAS GROUP, LLC - Appls. to rezone from I-5 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 6.33 and approval of the conceptual and final development plans. Located on the E. side of Leesburg Pk. and S. of Spring Hill Rd. approx. 250 ft. W. of its intersection with Greensboro Dr. on approx. 1.56 ac. of land. Comp. Plan Rec: Transit Center Mixed Use and Residential Mixed Use. Tax Map 29-3 ((1)) 48D. (Concurrent with RZ 2010-PR-014-B.)
PROVIDENCE DISTRICT. APPROVAL REC

RZ 2010-PR-014-B - GEORGELAS GROUP, LLC - Appl. to rezone from I-5 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.25 and approval of the conceptual development plan. Located on the N. side of Spring Hill Rd. directly opposite its intersection with Greensboro Dr. on approx. 5.51 ac. of land. Comp. Plan Rec: Transit Center Mixed Use and Residential Mixed Use. Tax Map 29-3 ((1)) 60C. (Concurrent with RZ 2010-PR-014-A and FDP 2010-PR-014-A.)
PROVIDENCE DISTRICT. APPROVAL REC

SE 2011-MV-002 – MUHAMMAD BUTT - Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum enrollment of 10 children and a maximum of two employees. Located at 8740 Talbott Farm Dr. on approx. 4,150 sq. ft. of land zoned PDH-5, CRD and HC. Tax Map 110-1 ((27)) 11A.
MOUNT VERNON DISTRICT. APPROVAL REC

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2011-LE-015 – JEFFERSON DEVELOPMENT LLC – Appl. to rezone from R-1 to C-6 to permit a funeral home with an overall Floor Area Ratio (FAR) of 0.15. Located on the S. side of Castlewellan Dr. approx. 250 ft. E. of its intersection with South Van Dorn St. on approx. 1.77 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 81-4 ((1)) 56A.
LEE DISTRICT. APPROVAL REC

PCA 83-L-074 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS & NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY – Appl. to amend the proffers for RZ 83-L-074 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.53. Located in the S.W. quadrant of the intersection of South Van Dorn St. and the Capital Beltway on approx. 27,958 sq. ft. of land zoned C-8. Comp. Plan Rec: Hotel. Tax Map 81-2 ((1)) 12B. (Concurrent with PCA 82-L-083-02, PCA 81-L-093-03, and SE 2011-LE-005.)
LEE DISTRICT. APPROVAL REC

PCA 82-L-083-02 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS & NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY – Appl. to amend the proffers for RZ 82-L-083 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall FAR of 0.53. Located in the S.W. quadrant of the intersection of South Van Dorn St. and the Capital Beltway on approx. 26,969 sq. ft. of land zoned C-8. Comp. Plan Rec: Hotel. Tax Map 81-2 ((3)) 1. (Concurrent with PCA 83-L-074, PCA 81-L-093-03, and SE 2011-LE-005.) **LEE DISTRICT. APPROVAL REC**

PCA 81-L-093-03 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS & NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY – Appl. to amend the proffers for RZ 81-L-093 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall FAR of 0.53. Located in the S.W. quadrant of the intersection of South Van Dorn St. and the Capital Beltway on approx. 1.88 ac. of land zoned C-8. Comp. Plan Rec: Hotel. Tax Map 81-2 ((3)) 2. (Concurrent with PCA 83-L-074, PCA 82-L-083-02, and SE 2011-LE-005.) **LEE DISTRICT. APPROVAL REC**

SE 2011-LE-005 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS & NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY – Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in building height from 80 ft. up to a maximum of 98 ft. Located at 5716 South Van Dorn St., Alexandria, on approx. 3.14 ac. of land zoned C-8. Tax Map 81-2 ((1)) 12B; 81-2 ((3)) 1 and 2. (Concurrent with PCA 83-L-074, PCA 82-L-083-02, and PCA 81-L-093-03.) **LEE DISTRICT. APPROVAL REC**

SE 2011-MV-006 – HAMDI H. ESLAQUIT d/b/a HAMDI'S CHILD CARE & SELIM M. ESLAQUIT – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum of 10 children. Located at 6606 Winstead Manor Ct., Lorton, on approx. 13,006 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 31. **MOUNT VERNON DISTRICT. DEFER PUBLIC HEARING TO 10/20/11**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 22, 2011

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 9/10 of the Fairfax County Government Center to discuss scheduled tasks as follows:

- Task #1 – Process - time frame, final process/outcomes, and benefits of Tysons; and
- Task #2 – Improvements.

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, SEPTEMBER 22, 2011.

Posted: 09/21/11
Revised:09/21/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 21, 2011

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

ADMINISTRATIVE ITEMS: ACCEPTED

Interim Progress Report to Board of Supervisors on Implementation of Tysons Corner Comprehensive Plan
Meet in closed session on September 29, 2011 at 7:00 pm

DECISIONS ONLY:

RZ 2010-PR-014-A – GEORGELAS GROUP LLC (P/H on 9/08/11) - **APPROVAL REC**
FDP 2010-PR-014-A – GEORGELAS GROUP LLC (P/H on 9/08/11) - **APPROVAL REC**
RZ 2010-PR-014-B – GEORGELAS GROUP LLC (P/H on 9/08/11) - **APPROVAL REC**

SE 2011-MV-002 – MUHAMMAD T. BUTT (P/H on 9/15/11) - **APPROVAL REC**

CONSENT AGENDA ITEMS: CONCUR

FSA-P00-81-1 – AT&T Mobility, 11250 Waples Mill Road (Deadline: 10/17/11)
FSA-Y96-3-1 – AT&T Mobility, 4511 Daly Dr. (or 4460 Brookfield Corporate Dr.) (Deadline: 10/18/11)

FEATURE SHOWN: CONCUR

FS-L11-27 – VERIZON WIRELESS & AT&T MOBILITY, 5716 South Van Dorn Street (Deadline: 10/31/11)

PCA 81-L-093-03 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS - **APPROVAL REC**
PCA 82-L-083-02 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS - **APPROVAL REC**
PCA 83-L-074 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS - **APPROVAL REC**
SE 2011-LE-005 – CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS - **APPROVAL REC**
(Staff: William Mayland)

NO SPEAKERS

RZ 2011-LE-015 – JEFFERSON DEVELOPMENT LLC (Staff: Nick Rogers) - **APPROVAL REC**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 29, 2011

Posted: 8/1/11
Revised: 9/30/11

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PRC 86-C-121-04 (Hunter Mill)	Reston Spectrum LLLP and Harris Teeter (N. of New Dominion Pkwy.; e. of Fountain Dr.; w. of Reston Pkwy.; s. of Baron Cameron Ave.) (For PRC plan for Sections 91 and 87, Blocks 2 and 3 within the Reston Town Center “Spectrum Center”)	E. Grayson	DEFER D/O TO 10/13/11 (from 7/21/11)
AR 89-D-001-02 (Dranesville)	The Eagle Family Ltd. Partnership (8008 Georgetown Pike) (For renewal of A&F District)	S. Zottl	APPROVAL REC
RZ/FDP 2011-SU-006 (Sully)	Landmark Atlantic Development, LLC (East side of Stone Rd., just north of Battery Ridge Court) (From R-1 to PDH-8 for single-family and townhomes)	S. Zottl	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2011-LE-015 (Lee)	Jefferson Development (South side of Castlewellan Drive to the east of its intersection with South Van Dorn) (From R-1 to C-6 for funeral home w/onsite embalming services)	N. Rogers	P/H to 9/21/11
SE 2009-MV-006/ 2232-V08-18 (Mount Vernon)	T-Mobile Northeast LLC (5614 Old Mill Road at St. James Episcopal Church) (For 100 ft. monopole w/related ground equipment)	S. Lin A. Capps	P/H to 1/18/12 (from 6/16/11) (from 4/14/11)
AF 2011-SP-001 (Springfield)	Nathaniel B. & Marguerite Thayer (6525 Colchester Road) (To establish local A & F District)	S. Zottl	P/H to Indef. (from 5/11/11)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 28, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 28, 2011**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 29, 2011**

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

AR 89-D-001-02 - THE EAGLE FAMILY LIMITED PARTNERSHIP, CHARLOTTE FREDETTE SMITH EAGLE, FREDERICK SMITH TRUST UNDER WILL FOR THE BENEFIT OF CHARLOTTE FREDETTE SMITH EAGLE – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 8008 Georgetown Pk., McLean, 22102, on approx. 85.98 ac. of land zoned R-E. Tax Map 20-2 ((1)) 8Z, 13Z, 14Z, 16 and 48Z; 20-2 ((13)) 4Z and 5Z. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

PRC 86-C-121-04 - RESTON SPECTRUM LLLP AND HARRIS TEETER PROPERTIES, LLC - Appl. to approve the PRC plan associated with RZ 86-C-121 to permit commercial and residential development. Located N. of New Dominion Pkwy., E. of Fountain Dr., W. of Reston Pkwy., and S. of Baron Cameron Ave. on approx. 24.29 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. **HUNTER MILL DISTRICT. DEFER DECISION ONLY TO 10/13/11**

RZ 2011-SU-006/FDP 2011-SU-006 - LANDMARK ATLANTIC DEVELOPMENT, LLC - Appls. to rezone from R-1 and WS to PDH-8 and WS to permit residential development with an overall density of 5.26 du/ac, approval of the conceptual and final development plans, and a waiver of the minimum district size. Located on the E. side of Stone Rd. approx. 100 ft. N. of its intersection with Battery Ridge Ln. on approx. 1.9 ac. of land. Comp. Plan Rec: 2-3 du/ac and 5-8 du/ac. Tax Map 54-3 ((2)) 61 and 61C. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 09/29/11
Revised:09/29/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 29, 2011

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

CONSENT AGENDA ITEMS: CONCUR

FSA-L97-62-1 – AT&T Mobility, 3900 San Leandro Place (Deadline: 10/18/11)

FSA-L08-31-1 –AT&T Mobility, 6601 Telegraph Road (Deadline: 11/3/11)

FSA-H96-32-1 – AT&T Mobility, 11450 North Shore Drive (Deadline: 12/12/11)

FS-H11-30 – Verizon Wireless, 1850 Centennial Park Drive (Deadline: 12/14/11)

AR 89-D-001-02 – THE EAGLE FAMILY LTD. PARTNERSHIP, CHARLOTTE FREDETTE SMITH
EAGLE, FREDERICK SMITH TRUST UNDER WI - **APPROVAL REC**

(Staff: Suzianne Zottl)

NO SPEAKERS

PRC 86-C-121-04 – RESTON SPECTRUM LP – **D/O TO 10/13/11**

(Staff: Erin Grayson)

NO SPEAKERS

RZ 2011-SU-006 – LANDMARK ATLANTIC DEVELOPMENT, LLC - **APPROVAL REC**

FDP 2011-SU-006 – LANDMARK ATLANTIC DEVELOPMENT, LLC – **APPROVED**

(Staff: Suzianne Zottl)

NO SPEAKERS