

# March 2009

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.)

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

Posted: 1/27/09  
Revised: 3/6/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 5, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Capital Improvement Program (Countywide)	CIP Workshop	D. Jillson/ M. Reed	<b>P/H on 3/12/09</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MARCH 4, 2009**

**7:00 p.m.** The Tysons Corner Committee met in the Conference Rooms 4/5 of the Fairfax County Government Center to continue discussions on the draft “Straw Man” Plan text for the Tysons Corner Urban Center.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 4, 2009.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 5, 2009**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR WORKSHOP**

**FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP**

– A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2010-2014 (with future Fiscal Years to 2019), with briefings from various County agencies. **COUNTYWIDE. PUBLIC HEARING ON 3/12/09**

Posted: 3/5/09  
Revised: 3/6/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 5, 2009**

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

**FEATURES SHOWN: CONCUR**

FS-V09-6 – Cricket Communications, 8201 Terminal Road (Deadline: 4/29/09)

FS-D08-132 – T-Mobile, 1545 Dranesville Road (Temple Baptist Church) (Deadline: 5/10/09)

FS-D08-119 – T-Mobile, 1139 Walker Road (w/addendum) (Deadline: 5/10/09)

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**NO PUBLIC HEARINGS**

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**WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2010 – 2014**

(Staff: David Jillson/Martha Reed)

1. Fairfax County Public Library  
Sam Clay, Director
2. Fairfax County Department of Public Works & Environmental Services  
Randy Bartlett, Director, Stormwater Program  
– Stormwater Management  
– Sanitary Waster Water, Waste Water Planning & Monitoring
3. Fairfax County Department of Transportation  
Jay Guy, Transportation Planner II, Coordination & Funding Division
4. Fairfax – Falls Church Community Services Board  
William Branner, Residential Development
5. Fairfax County Park Authority  
Sandra Stallman, Manager, Park Planning Branch
6. Fairfax County Fire & Rescue Department  
Daryl Louder, Assistant Fire Chief, Business Services Bureau
7. Fairfax County Department of Public Works & Environmental Services  
Joyce Doughty, Director, Solid Waste Disposal & Resource Recovery
8. Fairfax County Public Schools  
Dean Tistadt, Chief Operating Officer, Facilities & Transportation Services
9. Fairfax County Sheriff's Office  
Paul Camarca, Commander, Administrative Services Division
10. Fairfax County Department of Housing & Community Development  
John Payne, Deputy Director for Real Estate & Development
11. Fairfax County Police Department  
John Kapinos, Strategic Planner

Posted: 1/27/09  
Revised: 3/12/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 11, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
PCA 1998-LE-064/ RZ 2008-LE-015 (Lee)	Springfield Parcel C LLC Commercial Use (w.side Springfield Centre Dr. to sw of the Springfield Metro Center)	S. Lin	<b>D/O to 3/18/09</b> “
ST06-III-UP2 (Hunter Mill)	Dept. of Planning & Zoning (for Lake Anne Village Center)	H. Merkel	<b>D/O to 3/18/09</b> (from 2/18/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
RZ 2005-HM-028/ SE 2007-HM-023 (Hunter Mill)	Pedro & Carmen Toscano (N. side of Vale Rd.; e. of Corsica St.) (From R-1 to R-2 for two dwellings & waiver of min. lot width)	S. Williams	<b>P/H to 3/25/09</b> (from 4/9/08) (from indef def)
SE 2008-MV-031 2232-V08-6 (Mount Vernon)	Mount Vernon Lodge #219, Ancient Free and Accepted Masons, Hammondville T-Mobile Northeast LLC (8718 Fort Hunt Road) (public benefit association & telecom facility)	K. Goddard- Sobers	<b>P/H to 4/30/09</b>
PCA C-491-02 (Dranesville)	T&M McLean Venture LLC (S. side of Chain Bridge Rd.; e. of Westmoreland St.) (To recognize landscaped berm, instead of brick wall & proposed entrance redesigns @ McLean Professional Park)	S. Lin	<b>P/H to 3/26/09</b>
SE 2008-LE-030 (Lee)	7420 Beulah, LLC 7420 Beulah Street (child care center)	S. Williams	<b>P/H to 5/6/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 11, 2009**

- 7:00 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the scheduling process timeline for land use applications.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER)** – To consider a proposed amendment concerning approximately 34 acres of land surrounding the Lake Anne Village Center generally located in the northeastern quadrant of Reston between Lake Anne and North Shore Drive. Properties on either side of Village Road south of Baron Cameron Avenue are also included. [Tax Map 17-2 ((1)) 2, 2A, 3, 7; 17-2 ((5)) 6D, 6D1; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((14)) (1) 2G; 17-2 ((16)) 1A; 17-2 ((23)) 1,11; 17-2 ((31)) (common area located north of Washington Plaza in the main parking lot and common area southwest of Washington Plaza in the parking lot); 17-2 ((31)) 1645] in the Hunter Mill Supervisor District. The proposed amendment focuses on the area surrounding Washington Plaza which is part of the Lake Anne Village Center Historic Overlay District. The area is currently planned for both commercial and residential use under the PRC District in the Zoning Ordinance. The residential areas are designated as either medium density (14 persons per gross residential acre) or high density (60 persons per gross residential area) on the Reston Master Plan. The village center is planned for neighborhood retail use up to .25 FAR, integrated with accessory office uses, community services, and residential development. The Plan amendment is designed to foster the revitalization of the Lake Anne Village Center and adjoining area. Providing certain conditions are met, the amendment provides a redevelopment option for the area surrounding Washington Plaza. The redevelopment options afford an opportunity for up to 256,000 square feet of commercial space (office, retail, and civic uses) and up to 1,755 residential units. The amendment also provides guidance to the transportation network, as well as urban design, affordable housing, and green building infrastructure. Copies of the Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting the County's Web site at <http://www.fairfaxcounty.gov/dpz/projects/lakeanne.htm> or <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>.  
**HUNTER MILL DISTRICT. DEFER D/O TO 3/18/09**

**RZ 2008-LE-015 – SPRINGFIELD PARCEL C LLC** – Appl. to rezone from I-4 to C-4 to permit commercial development (portion of parking structure) with an overall Floor Area Ratio (FAR) of 0. Located on the W. side of Springfield Center Dr. and to the S.W. of the Springfield Metro Center on approx. 29,983 sq. ft. of land. Comp. Plan Rec. Mixed Use. Tax Map 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064.) **LEE DISTRICT. DEFER D/O TO 3/18/09**

**PCA 1998-LE-064 – SPRINGFIELD PARCEL C LLC** – Appl. to amend the proffers for RZ 1998-LE-064 previously approved for commercial development to permit site modifications and associated changes to proffers and site design with an overall Floor Area Ratio (FAR) of 1.12. Located at the terminus of Metropolitan Center Dr. and to the S.W. of the Springfield Metro Center on approx. 9.7 ac. of land zoned C-4. Comp. Plan Rec: Mixed Use. Tax Map 90-2 ((1)) 56C pt. (Concurrent with RZ 2008-LE-015.) **LEE DISTRICT. DEFER D/O TO 3/18/09**

Posted: 3/11/09  
Revised: 3/12/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 11, 2009**

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

**FEATURES SHOWN: CONCUR**

FS-Y08-82 – Cricket Communications, 3600 Joseph Siewick Drive (Deadline: 4/01/09)

FS-L08-117 – AT&T (New Cingular Wireless) Adjacent to Landsdowne Center (Deadline: 4/30/09)

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PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC **DEFER D/O TO 3/18/09**

RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC (Staff: Suzanne Lin) “

NO SPEAKERS

ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER)

(Hunter Mill District) (Staff: Heidi Merkel and Loren Bruce) **DEFER D/O TO 3/18/09**

1. Robin Smyers, President  
Reston Association  
1930 Issac Newton Square  
Reston, VA 20190
2. Robert E. Simon, Jr.  
Founder of Reston  
11400 Washington Plaza West  
Reston, VA 20190
3. Kathy Kaplan  
11223 Leatherwood Drive  
Reston, VA 20191
4. Mark Looney, Chairman  
Greater Reston Chamber of Commerce  
1763 Fountain Drive  
Reston, VA 20190
5. John A. Burns, Chairman  
Fairfax County Architectural Review Board  
2402 Brentwood Place  
Alexandria, VA 22306
6. Susan Woodward Notkins, AIA  
1179 Crest Lane  
McLean, VA 22101
7. Van Foster, President  
Reston Community Reinvestment Corp.  
1688 Chimney House Road  
Reston, VA 20190
8. David A. Edwards  
11701 Blue Smoke Trail  
Reston, VA 20191
9. John Thillmann  
Fellowship Square Foundation  
12510 Manderley Way  
Oak Hill, VA 20171
10. Brian Grzelak  
12223 Quorn Lane  
Reston, VA 20191
11. Marion Stillson, President  
Reston Citizens Association  
11286 Spyglass Cove Lane  
Reston, VA 20191
12. Joe Stowers  
11448 Waterview Circle  
Reston, VA 20190

Posted: 1/27/09  
Revised: 3/13/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 12, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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>
PCA 2004-LE-012/ FDPA 2004-LE-012 (Lee)	Redbrick Development Group LLC/ MDP Groveton LLC SW Quadrant of intersection of Richmond Highway & Memorial ST (for mixed use Development to permit site modifications)	S. Williams	<b>APPROVAL REC APPROVED</b> (P/H on 2/26/09)

**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>
FDPA 78-C-118-17/ SE 2008-SU-032 (Sully)	LB Franklin Farm LLC 13354 Franklin Farm Road (fast food restaurant)	W. O'Donnell	<b>APPROVAL REC APPROVED</b>
Capital Improvement Program (Countywide)	CIP Public Hearing	D. Jillson/ M. Reed	<b>D/O to 3/25/09</b>
Zoning Ordinance (Countywide)	Zoning Fees Amendment	D. McNeally	<b>D/O to 3/25/09</b>
Code Amendments (Countywide)	DPWES Fees for Land Develop- ment Services	J. Leavitt	<b>APPROVAL REC</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>
SEA 01-H-027-2 (Hunter Mill)	One Reston CO LLC & Two Reston CO LLC (12000 & 12010 Sunrise Valley Dr.) (inc. in bldg. height To permit inc. in land area, addtl. Bldg. Height & inc. in FAR)	T. Strunk	<b>P/H to 6/11/09</b>
SEA 84-M-012 (Mason)	Quan Q. Nguyen & Ngan T. Nguyen (4217 Evergreen Lane) (to permit modification of development conditions)	C. DeManche	<b>P/H to 4/16/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 12, 2009**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PCA 2004-LE-012/FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC & MDP GROVETON, LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2004-LE-012 previously approved for mixed-use development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the S.W. quadrant of the intersection of Richmond Hwy. and Memorial St. on approx. 4.59 ac. of land zoned PRM, CRD, and HC. Comp. Plan Rec: Alternative Use. Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4, and 7. **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)**

– A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2010-2014 (with future Fiscal Years to 2019). Copies of the Advertised CIP may be obtained from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, or by accessing the County's Web Site at [www.fairfaxcounty.gov/dmb](http://www.fairfaxcounty.gov/dmb). Persons desiring to speak on the CIP at the public hearing may call 703-324-2865 to have their names placed on the speakers list. Any questions regarding the details of the Advertised CIP may be directed to DMB at 703-324-2391. **COUNTYWIDE. D/O TO 3/25/09**

**PUBLIC FACILITIES MANUAL AMENDMENTS (FEES FOR LAND DEVELOPMENT SERVICES)**

– To amend Chapters 2, 61, 101, 104, and 112 of the Code of the County of Fairfax, Virginia, as follows: Pursuant to authority granted by *Virginia Code* Sections 15.2-107, 15.2-2204, 15.2-2241(9), 15.2-2286(A)(6), 10.1-562(I), 36-105(A), 36-98.3, and/or 13 VAC 5-31-75, the amendments propose to increase fees charged under Chapter 2, Art. 1, Sec. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sec. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sec. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sec. 104-1-3 (Erosion and Sedimentation Control), Chapter 112, Art. 17, Part 1, Sec. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and performing site and building inspections. Fees charged by the Fire Official are not being adjusted. The amendments increase all fees related to site plan review and site inspections under County Code Chapter 101, Chapter 104 and Article 17 of Chapter 112, with the exception of fees associated with inserts, waivers and bonding. Site related fees will increase by up to 40 percent, except the fees associated with grading plans ("infill" grading plans) for existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more will increase 100 percent. The amendments to Chapter 2 increase the fees for work or construction on property under County control by up to 40 percent. No increase is being proposed for site related fees associated with inserts, waivers, and bonding fees. The amendments to County Code Chapter 61 increase the building code related fees for buildings, additions, or enlargements to single family detached

dwelling and townhouses by up to 51 percent. All other building code related fees will increase by up to 28 percent with the exception of the base fee applying to building, electrical, mechanical, and plumbing permits which will increase by up to 31 percent. No increase is being proposed for building fees associated with vertical transportation equipment (escalators, elevators, etc.), and home improvement contractor licensing fees. Fees for amusement devices increase to match the fees currently set by the State as specified in the Virginia Amusement Device Regulations for kiddie rides (\$25), circular rides, or flat-rides less than 20 feet in height (\$35), spectacular rides (\$55), and a separate fee is being established for roller coasters which exceed 30 feet in height (\$150). In addition, Section 61-1-3(d)(2)(E) is being revised to clarify the distinction between the fees for partial and entire demolitions. The proposed fee for a permit to demolish an entire structure is the base fee and the fee for a permit to partially demolish a structure is proposed at the rate of 1.9 percent of the estimated cost of demolition. Section 61-1-3(d)(1)(B)(5) regarding non-permitted work is being altered to reflect an additional fee when an individual is cited for failure to obtain a permit as required by the Uniform Statewide Building Code (USBC). An additional fee of \$85.00 is being established for those permits obtained pursuant to a written directive or order from the Building Official or designee for failure to obtain a permit required by the USBC. This fee will be in addition to all permit fees otherwise required. Sections 61-1-3(d)(2)(C), 61-1-3(d)(2)(D), and 61-1-3(d)(2)(K) are being revised to authorize the Building Official or his designee to require verifiable cost data in support of estimated costs for the construction of new single family detached dwellings and townhouses related to new structures, basement finishing, and repairs and alterations, respectively. The amendments to County Code Chapter 61 also propose various editorial changes. As required by law, copies of the full text of proposed ordinances, plans, and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries. **COUNTYWIDE. APPROVAL RECOMMENDED**

**ZONING ORDINANCE AMENDMENT (FEES FOR LAND DEVELOPMENT SERVICES)** – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to authority granted by Paragraphs 15.2-107 and 15.2-2286(A)(6) of the *Code of Virginia*, the amendment increases the application fees for, variances, special permits, special exceptions, rezonings, PRC plans, comprehensive sign plans, and modifications to the requirements of the affordable dwelling unit program, and amendments thereto by up to 200%. The amendment also increases the fee for appeals of the zoning administrator's decision from \$375 up to and including \$2455, the fees for zoning compliance letters for single family lots from \$90 up to and including \$110, the fee for all other zoning compliance letters from \$265 up to and including \$310, the fee for non-residential use permits from \$40 up to and including \$65, the fee for temporary special permits administratively approved from \$130 up to and including \$200, and the fee for sign permits from \$50 up to and including \$90. In addition the amendment establishes the following: a fee of up to and including \$50 for home occupation permits, a fee of up to and including \$500 for interpretation of approved zoning applications, a fee of up to and including \$130 for applicant requested deferral

of a public hearing before the Board of Zoning Appeals, a fee of up to and including \$1000 for applicant requested deferral of a public hearing before the Planning Commission or Board of Supervisors, and application fees for conceptual plans and amendments thereto of up to and including \$13,230, plus an acreage fee of up to and including \$420 per acre that are consistent with the fees for final development plans. Copies of the full text are on file and may be reviewed at 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](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **D/O TO 3/25/09**

**SEA 84-M-012 – QUAN Q. NGUYEN & NGAN T. NGUYEN** – Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-M-012 previously approved for office to permit modifications to development conditions (hours of operation). Located at 4217 Evergreen La. on approx. 20,713 sq. ft. of land zoned R-5, HC, and SC. Tax Map 71-2 ((2)) 27. **MASON DISTRICT. P/H to 4/16/09**

**FDPA 78-C-118-17 – LB FRANKLIN FARM LLC** – Appl. to amend the final development plans for RZ 78-C-118 previously approved for mixed-use development to permit a fast food restaurant and changes to site design and development conditions. Located in the N.E. quadrant of the intersection of Franklin Farm Rd. and Stone Heather Dr. on approx. 35,895 sq. ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 2B. (Concurrent with SE 2008-SU-032.) **SULLY DISTRICT. APPROVED**

**SE 2008-SU-032 – LB FRANKIN FARM LLC** – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a fast food restaurant. Located at 13354 Franklin Farm Rd. on approx. 35,895 sq. ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 2B. (Concurrent with FDPA 78-C-118-17.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 3/12/09  
Revised: 3/13/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 12, 2009**

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

**DECISIONS ONLY:**

PCA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC – **APPROVAL REC**  
& MDP GROVETON, LLC  
FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP, LLC – **APPROVED**  
& MDP GROVETON, LLC

**DEFERRAL:**

SEA 84-M-012 – QUAN Q. NGUYEN & NGAN T. NGUYEN – **P/H to 4/16/09**

**CONSENT AGENDA ITEM: CONCUR**

FS-L09-3 – Verizon Wireless, 3816 Javins Drive (Deadline: 4/16/09)

**FEATURE SHOWN ITEM: CONCUR**

FS-S08-128 – Cricket Communications, 9220 Old Keene Mill Road (in easement) (Deadline: 5/15/09)

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**CAPITAL IMPROVEMENT PROGRAM PUBLIC HEARING – DEFER D/O to 3/25/09**

(Staff: David Jillson/Martha Reed)

- |  |   |
|--|---|
| 1. Bill Bouie, Chairman<br>Fairfax County Park Authority Board<br>Herrity Building, 9 <sup>th</sup> Floor<br>Fairfax, VA 22035 | 2. Woody Witt<br>Fairfax-Falls Church Community<br>Services Board<br>10409 Towlston Road<br>Fairfax, VA 22030 |
|--|---|

**ZONING ORDINANCE AMENDMENT (ZONING FEE SCHEDULE) – DEFER D/O to 3/25/09**

(Commissioner Alcorn) (Staff: Donna McNeally)

- |   |  |
|---|--|
| 1. Thomas Davis<br>JCE Incorporated<br>5350 Shawnee Run, Ste. 310<br>Alexandria, VA 22312   | 3. Sara Mariska, Esquire<br>Walsh, Colucci, Lubeley, Emrich<br>& Walsh, PC<br>2200 Clarendon Blvd., Ste. 1300<br>Arlington, VA 22201 |
| 2. Lynne Strobel, Esquire<br>Walsh, Colucci, Lubeley, Emrich<br>& Walsh, PC<br>2200 Clarendon Blvd., Ste. 1300<br>Arlington, VA 22201 |  |

**DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL – APPROVAL REC**

**SERVICES CODE AMENDMENTS (FEES FOR LAND**

**DEVELOPMENT SERVICES) (Commissioner Alcorn)**

(Staff: Leora Motley)

NO SPEAKERS

**SE 2008-SU-032 – LB FRANKLIN FARM LLC – APPROVAL REC**

**FDPA 78-C-118-17 – LB FRANKLIN FARM LLC – APPROVED**

(Staff: William O'Donnell)

NO SPEAKERS

Posted: 1/27/09  
Revised: 3/19/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 18, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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>
PCA 1998-LE-064/ RZ 2008-LE-015 (Lee)	Springfield Parcel C LLC Commercial Use ( <i>w.side SpringfieldCentre Dr. to sw of the Springfield Metro Center</i> )	S. Lin	<b>D/O to 3/26/09</b> <b>D/O to 3/26/09</b> (P/H on 3/11/09)
ST06-III-UP2 (Hunter Mill)	Dept. of Planning & Zoning (for Lake Anne Village Center)	H. Merkel	<b>APPROVAL REC</b> (P/H on 3/11/09)

**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>
SE 2008-SP-025 (Springfield)	Islamic Saudi Academy 11101/11115,11121,11123 Popes Head Rd (for building additions, increase in enrollment & site modifications)	T. Strunk	<b>D/O to 4/30/09</b> (from 1/29/09)
RZ 2008-HM-016/ FDP 2008-HM-016/ PCA 86-C-029-11/ (Hunter Mill)	THI IV Dulles Airport LLC (W. of Sunrise Valley Dr.; n. side of Dulles Corner Dr.) (To add 18,600 sq. ft. to the ground floor of Hyatt Dulles to update hotel facilities and lobby/entryway layout & remove from Dulles Corner CDP/FDP)	W. O'Donnell	<b>APPROVAL REC</b> <b>APPROVED</b> <b>APPROVAL REC</b> (from 2/11/09)
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver Of min. lot width requirement)	S. Johnson	<b>D/O to 3/25/09</b> (from 1/15/09)
PCA 80-L-004 (Lee)	Loisdale Road, LLC (E. of Loisdale Rd.; S. of Loisdale Park; W. of railroad tracks) ( <i>To allow single office bldg., rather than series of office condos.</i> )	K. Goddard- Sobers	<b>APPROVAL REC</b> (from 1/29/09)

**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>
2232-S08-23 (Springfield)	Nextel Communications (Fairfax County Parkway @ Burke lake Rd. interchange)(To replace existing utility with slightly higher pole)	D. Jillson	<b>P/H to 4/30/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 18, 2009**

- 7:30 p.m.** The Capital Improvement Program (CIP) Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the proposed Advertised CIP for FY 2010-2014 (with future Fiscal Years to 2019).
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER)** – To consider a proposed amendment concerning approximately 34 acres of land surrounding the Lake Anne Village Center generally located in the northeastern quadrant of Reston between Lake Anne and North Shore Drive. Properties on either side of Village Road south of Baron Cameron Avenue are also included. [Tax Map 17-2 ((1)) 2, 2A, 3, 7; 17-2 ((5)) 6D, 6D1; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((14)) (1) 2G; 17-2 ((16)) 1A; 17-2 ((23)) 1,11; 17-2 ((31)) (common area located north of Washington Plaza in the main parking lot and common area southwest of Washington Plaza in the parking lot); 17-2 ((31)) 1645] in the Hunter Mill Supervisor District. The proposed amendment focuses on the area surrounding Washington Plaza which is part of the Lake Anne Village Center Historic Overlay District. The area is currently planned for both commercial and residential use under the PRC District in the Zoning Ordinance. The residential areas are designated as either medium density (14 persons per gross residential acre) or high density (60 persons per gross residential area) on the Reston Master Plan. The village center is planned for neighborhood retail use up to .25 FAR, integrated with accessory office uses, community services, and residential development. The Plan amendment is designed to foster the revitalization of the Lake Anne Village Center and adjoining area. Providing certain conditions are met, the amendment provides a redevelopment option for the area surrounding Washington Plaza. The redevelopment options afford an opportunity for up to 256,000 square feet of commercial space (office, retail, and civic uses) and up to 1,755 residential units. The amendment also provides guidance to the transportation network, as well as urban design, affordable housing, and green building infrastructure. Copies of the Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting the County's Web site at <http://www.fairfaxcounty.gov/dpz/projects/lakeanne.htm> or <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>.  
**HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**RZ 2008-LE-015 – SPRINGFIELD PARCEL C LLC** – Appl. to rezone from I-4 to C-4 to permit commercial development (portion of parking structure) with an overall Floor Area Ratio (FAR) of 0. Located on the W. side of Springfield Center Dr. and to the S.W. of the Springfield Metro Center on approx. 29,983 sq. ft. of land. Comp. Plan Rec. Mixed Use. Tax Map 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064.) **LEE DISTRICT. D/O TO 3/26/09**

**ITEMS SCHEDULED FOR DECISION ONLY (continued)**

**PCA 1998-LE-064 – SPRINGFIELD PARCEL C LLC** – Appl. to amend the proffers for RZ 1998-LE-064 previously approved for commercial development to permit site modifications and associated changes to proffers and site design with an overall Floor Area Ratio (FAR) of 1.12. Located at the terminus of Metropolitan Center Dr. and to the S.W. of the Springfield Metro Center on approx. 9.7 ac. of land zoned C-4. Comp. Plan Rec: Mixed Use. Tax Map 90-2 ((1)) 56C pt. (Concurrent with RZ 2008-LE-015.) **LEE DISTRICT. D/O TO 3/26/09**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2008-HM-016/FDP 2008-HM-016 – THI IV DULLES AIRPORT LLC** – Appls. to rezone from PCD and AN to PDC and AN to permit hotel development with an overall Floor Area Ratio (FAR) of 0.89 and approval of the conceptual and final development plans. Located on the W. side of Sunrise Valley Dr. and on the N. side of Dulles Corner Dr. on approx. 6.38 ac. of land. Comp. Plan Rec: Mixed Use at 0.5 FAR to 1.0 FAR. Tax Map 15-2 ((2)) 1. (Concurrent with PCA 86-C-029-11 and FDPA 86-C-029-08.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**PCA 86-C-029-11– THI IV DULLES AIRPORT LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 86-C-029 previously approved for commercial development to delete land area in order to include it in RZ/FDP 2008-HM-016 and to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.89 on the subject property. (The overall FAR of RZ 86-C-029 will decrease from 0.72 to 0.71.) Located on the W. side of Sunrise Valley Dr. and on the N. side of Dulles Corner Dr. on approx. 6.38 ac. of land zoned PDC and AN. Comp. Plan Rec: Mixed Use at 0.50 FAR to 1.0 FAR. Tax Map 15-2 ((2)) 1. (Concurrent with RZ 2008-HM-016 and FDP 2008-HM-016.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**PCA 80-L-004 – LOISDALE ROAD, LLC** – Appl. to amend RZ 80-L-004 previously approved for commercial development to amend the proffers and to permit associated modifications to site design to permit a single office building with an overall Floor Area Ratio (FAR) of 0.50. Located on the E. side of Henry G. Shirley Memorial Hwy (I-95), S. of Loisdale Park and on the W. side of the Richmond Fredericksburg Railway on approx. 2.73 ac. of land zoned C-2. Comp. Plan Rec: Public Parks. Tax Map 90-4 ((1)) 3. **LEE DISTRICT. APPROVAL RECOMMENDED**

**SE 2007-MA-034 – TD BANK, N.A.** – Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District and modifications and waivers in the CRD. Located at 7209 Little River Tnpk. on approx. 28,083 sq. ft. of land zoned C-8, HC, CRD, and SC. Tax Map 71-1 ((1)) 89. **MASON DISTRICT. D/O TO 3/25/09**

**ITEMS SCHEDULED FOR PUBLIC HEARING (continued)**

**SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY** – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit building additions and associated modifications to site design and development conditions to an existing private school of general education. Located at 11101, 11115, 11121, 11123 Popes Head Rd. on approx. 34.05 ac. of land zoned R-C and WS. Tax Map 68-3 ((1)) 61, 62, 63, and 64. **SPRINGFIELD DISTRICT. D/O TO 4/30/09**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 19, 2009**

**7:00 p.m.** The Tysons Corner Committee will meet in the Conference Rooms 4/5 of the Fairfax County Government Center to continue discussions on the proposed draft “strawman” Plan text for the Tysons Corner Urban Center.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 19, 2009.**

Posted: 3/18/09  
Revised: 2/19/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 18, 2009**

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

**DECISIONS ONLY:**

ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (LAKE ANNE VILLAGE CENTER)  
(Hunter Mill District) (P/H on 3/11/09) **APPROVAL REC**

PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC (P/H on 3/11/09) **D/O to 3/26/09**  
RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC (P/H on 3/11/09) **D/O to 3/26/09**

**DEFERRAL:**

2232-S08-23 – NEXTEL COMMUNICATIONS – **P/H to 4/30/09**

**FEATURES SHOWN: CONCUR**

FS-P08-97 – Cricket Communications, 9302 Lee Highway (Deadline: 3/29/09)  
FSA-P01-24-1 – Verizon, 3050 Chain Bridge Road (Deadline: 4/13/09)

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SE 2007-MA-034 – TD BANK, N.A. (Staff: Kristen Abrahamson) **D/O to 3/25/09**

NO SPEAKERS

RZ 2008-HM-016 – THI IV DULLES AIRPORT LLC **APPROVAL REC**  
FDP 2008-HM-016 – THI IV DULLES AIRPORT LLC **APPROVED**  
PCA 86-C-029-11 – THI IV DULLES AIRPORT LLC (Staff: William O'Donnell) **APPROVAL REC**

NO SPEAKERS

PCA 80-L-004 – LOISDALE ROAD, LLC (Staff: Kelli Goddard-Sobers) **APPROVAL REC**

NO SPEAKERS

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (Staff: Tracy Strunk) **D/O to 4/30/09**

- |  |  |
|--|--|
| 1. James Lafferty<br>4100 David Lane<br>Alexandria, VA 22311   | 5. Michael F. McNeill<br>11406 Octagon Court<br>Fairfax, VA 22030  |
| 2. Will Nance<br>11816 Decour Court<br>Fairfax, VA 22030   | 6. Hazel Rathbun<br>11308 Popes Head Road<br>Fairfax, VA 22030   |
| 3. John Marino, President<br>Ridges of Glendilough Community Council<br>5224 Lewisham Road<br>Fairfax, VA 22030    | 7. Malak Abou-Hargah<br>3424 Jermantown Road<br>Fairfax, VA 22030  |
| 4. Dr. Sherry Keramidas, President<br>Beech Ridge Civic Association<br>5500 Beech Ridge Drive<br>Fairfax, VA 22030 | 8. Denise Lee<br>ACT! For America,<br>NOVA/DC Metro Chapter<br>14890 Emberdale Drive<br>Woodbridge, VA 22193 |

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, March 18, 2009**

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (Continued)

9. Andrea Lafferty  
Traditional Values Coalition  
4100 David Lane  
Alexandria, VA 22311
10. Carol Marino  
5224 Lewisham Road  
Fairfax, VA 22030
11. Jeffrey Imm, Founder  
Responsible for Equality and Liberty  
Address removed at speaker's request
12. Christine Brim, Senior Vice President  
Center for Security Policy  
1901 Pennsylvania Avenue, NW, Suite 201  
Washington, DC 20006
13. Carl Beveridge  
5403 Dranes Tavern Drive  
Fairfax, VA 22030
14. Faith McDonnell  
8312 Tobin Road, Unit 14  
Annandale, VA 22003
15. Abdul Rahman  
8477 Hallie Rose Street  
Alexandria, VA 22309
16. Razan Fayez
17. Angela Jrab  
727 Beulah Street  
Alexandria, VA 22315
18. Kamal Suliman  
8807 Skyron Place  
Springfield, VA 22153
19. Ifran Totonji  
10350 Elizabeth Street  
Great Falls, VA 22066
20. Douglas H. Macpherson  
5405 Dranes Tavern Drive  
Fairfax, VA 22030
21. John Ziu  
11400 Octagon Court  
Fairfax, VA 22030
22. Darci Walters  
5518 Ashleigh Road  
Fairfax, VA 22030
23. Robert Meade  
6824 Lamp Post Lane  
Alexandria, VA 22306
24. Captain Mohammad Waseem  
3412 Logstone Drive  
Triangle, VA 22172
25. Oksana Elariny  
612 Rivercrest Drive  
McLean, VA 22101
26. Reham Nasr  
1293 Thompson Run Court  
Vienna, VA 22182
27. Patrick Markham  
1926 E Bayview Boulevard  
Norfolk, VA 23503
28. Max Najib  
3705 S George Mason Drive, Unit 2114S  
Falls Church VA 22041
29. Shaker Elsayed  
Dar Al Hijrah Islamic Center  
3159 Row Street  
Falls Church, VA 22044
30. Ahmed Bencheikh  
8398 Westpointe Drive  
Fairfax Station, VA 22039

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, March 18, 2009**

**Page 3**

SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY (Continued)

- |   |  |
|---|--|
| 31. Khaled Al-Jaradat<br>6904 Gilbert Street<br>Springfield, VA 22150 | 38. Ghazi Joharji<br>6998 Admetus Court<br>Alexandria, VA 22315  |
| 32. Jerry O'Dell<br>3920 Bradwater Street<br>Fairfax, VA 22031        | 39. Jim Smithers<br>5310 Hexagon Place<br>Fairfax VA, 22030  |
| 33. Reem Al-Hussain<br>8869 Olive Mae Circle<br>Fairfax, VA 22031     | 40. Dr. Ibrahim Sakaji, Instructor<br>Islamic Saudi Academy<br>8333 Richmond Highway<br>Alexandria, VA 22309 |
| 34. Fadwa Al-Mousa<br>8474 Silverdale Road<br>Lorton, VA 22079        | 41. Tess Seiger<br>Address Unknown   |
| 35. Aly R. Abuzaakouk<br>9329 Raintree Road<br>Burke, VA 22015        | 42. Murjan Hammad<br>5005 Columbia Road<br>Annandale, VA 22003   |
| 36. Sami Boudriga<br>12825 Poplar Creek Drive<br>Fairfax, VA 22033    | 43. Iman Bashrawi<br>1680 Chain Bridge Road<br>McLean, VA 22101  |
| 37. Asem Muaket<br>1201 Collingwood Road<br>Alexandria, VA 22308      |  |

Posted: 1/27/09  
Revised: 3/26/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 25, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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>
Capital Improvement Program (Countywide)	Markup	D. Jillson/ M. Reed	<b>APPROVAL REC</b> (P/H 3/12/09)
Zoning Ordinance (Countywide)	Zoning Fees Amendment	D. McNeally	<b>APPROVAL REC</b> (P/H 3/12/09)
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver of min. lot width requirement)	S. Johnson	<b>DENIAL REC</b> (P/H 3/18/09)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

ZO Amendment (Sargeant)	Mini-warehousing in PDC	M.O'Hare	<b>D/O TO 3/26/09</b> (from 2/26/09)
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**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

RZ 2008-PR-009/ SEA 80-P-078-15/ PCA 87-P-038-4 (Providence)	Inova Health Care Services 3300-3312 Gallows Rd (to increase FAR for new Women's Hospital & Patient Tower, bed expansion, office & community services)	W. O'Donnell S. Williams	<b>P/H to 4/16/09</b> (from 2/26/09)
PCA 2003-MV-033 & FDPA 2003-MV-033 (Mount Vernon)	Lorton Arts Foundation, Inc. E. side Ox Rd, S. of intersection w/ Lorton Rd. (to permit site modifications)	S. Lin	<b>P/H to 3/26/09</b>
PCA 2004-LE-012/ FDPA 2004-LE-012 (Lee)	Redbrick Development Group LLC/ MDP Groveton LLC SW Quadrant of intersection of Richmond Highway & Memorial ST (for mixed use Development to permit site modifications)	S. Williams	<b>P/H to 2/26/09</b> (from 1/8/09)
RZ 2005-HM-028/ SE 2007-HM-023 (Hunter Mill)	Pedro & Carmen Toscano (N. side of Vale Rd.; e. of Corsica St.) <b>(From R-1 to R-2 for two dwellings &amp; waiver of min. lot width)</b>	S. Williams	<b>P/H to 4/30/09</b> (from 3/11/09)
SEA 85-L-059-6 (Lee)	BSI Inc. T/A Browne Academy 5917 Telegraph Road (for private school Of general education, nursery school, child care Center and uses in a floodplain to permit increase In land area and site modifications)	K. Goodard-Sobers	<b>P/H to 4/16/09</b> (from 2/18/09)
RZ 2008-LE-014/ SE 2008-LE-028 (Lee)	Opus East, L.L.C. 7800 Backlick Road (hotel & increase in building height)	S. Williams	<b>P/H to 4/16/09</b> (from 2/18/09)
SE 2008-DR-037 (Dranesville)	Mark and Lyn McFadden (1470 Ingleside Avenue, McLean) (For office use)	B. Cho	<b>P/H to 4/16/09</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 25, 2009**

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the procedures for the South County Area Plans Review (APR) and see a demonstration by Department of Planning and Zoning staff of their APR website information for this process.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR DECISION ONLY**

**FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP** – For Fiscal Years 2010-2014 (with future Fiscal Years to 2019). A public hearing was held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2010-2014 (with future Fiscal Years to 2019) on 3/12/09. Copies of the Advertised CIP may be obtained from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, or by accessing the County's Web Site at [www.fairfaxcounty.gov/dmb](http://www.fairfaxcounty.gov/dmb). Any questions regarding the details of the Advertised CIP may be directed to DMB at 703-324-2391.

**COUNTYWIDE. APPROVAL RECOMMENDED**

**SE 2007-MA-034 – TD BANK, N.A.** – Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District and modifications and waivers in the CRD. Located at 7209 Little River Tnpk. on approx. 28,083 sq. ft. of land zoned C-8, HC, CRD, and SC. Tax Map 71-1 ((1)) 89. **MASON DISTRICT. DENIAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT)**

– To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sections 6-203, 6-206, and 9-502 of the Zoning Ordinance to allow mini-warehousing establishments as a permitted secondary use in the PDC Planned Development Commercial District, subject to use limitations. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 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](http://www.fairfaxcounty.gov/dpz), under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O TO 3/26/09**

**SE 2008-DR-037 – MARK AND LYN MCFADDEN** – Appl. under Sects. 3-304, 9-515, and 9-622 of the Zoning Ordinance to permit office use in existing residence and waivers of minimum lot size, width, and yard requirements in a CRD. Located at 1470 Ingleside Ave. on approx. 9,375 sq. ft. of land zoned R-3, CRD, HC, and SC. Tax Map 30-2 ((7)) (1) 8. **DRANESVILLE DISTRICT. P/H TO 4/16/09**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, March 25, 2009**

**Page 2**

**RZ 2005-HM-028 – PEDRO & CARMEN M. TOSCANO, JR.** – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.2 dwelling units per acre (du/ac). Located on the E. side of Vale Rd. approx. 500 ft. S. of its intersection with Corsica St. on approx. 1.67 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 38-3 ((1)) 4. (Concurrent with SE 2007-HM-023.) **HUNTER MILL DISTRICT. P/H to 4/30/09**

**SE 2007-HM-023 – PEDRO & CARMEN M. TOSCANO, JR.** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 9946 Vale Rd. on approx. 1.67 ac. of land zoned R-2. Tax Map 38-3 ((1)) 4. (Concurrent with RZ 2005-HM-028.) **HUNTER MILL DISTRICT. P/H to 4/30/09**

**RZ 2008-LE-014 – OPUS EAST, L.L.C.** – Appl. to rezone from I-5 and C-8 to C-4 to permit commercial development with an overall Floor Area Ratio (FAR) of 1.5. Located on the W. side of Backlick Rd. approx. 500 ft. N. of the intersection of Fullerton Rd. and Backlick Rd. on approx. 14.98 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with SE 2008-LE-028.) **LEE DISTRICT. P/H to 4/16/09**

**SE 2008-LE-028 – OPUS EAST, L.L.C.** – Appl. under Sects. 4-409 and 9-607 of the Zoning Ordinance to permit a hotel and an increase in building height from 120 ft. up to a maximum of 150 ft. Located at 7800 Backlick Rd. on approx. 14.98 ac. of land zoned C-4. Tax Map 99-1 ((1)) 22 and 23A; 99-1 ((5)) 3 and 4. (Concurrent with RZ 2008-LE-014.) **LEE DISTRICT. P/H to 4/16/09**

**SEA 85-L-059-06 – BSI INCORPORATED T/A BROWNE ACADEMY** – Appl. under Sects. 3-404 and 9-606 of the Zoning Ordinance to amend SE 85-L-059 previously approved for a private school of general education, nursery school, childcare center, uses in a floodplain, and RPA Exception to permit an increase in land area and associated modifications to site design and development conditions. Located at 5917 Telegraph Rd. on approx. 11.59 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A, 32, and 33. Also under the Board's Consideration will be the applicant's Chesapeake Bay Resource Protection Area Encroachment Exception Request # 6562-WPRA-002-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (Chapter 118) of the Code of the County of Fairfax and a related Water Quality Impact Assessment. The applicant has proposed constructing a playground, parking, and vehicular access within a Resource Protection Area. **LEE DISTRICT. P/H TO 4/16/09**

Posted: 3/25/09  
Revised: 3/26/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 25, 2009**

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

**DECISIONS ONLY:**

CAPITAL IMPROVEMENT PROGRAM (P/H on 3/12/09) – **APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (ZONING FEE SCHEDULE) (P/H on 3/12/09) – **APPROVAL REC**

SE 2007-MA-034 – TD BANK, N.A. (P/H on 3/18/09) – **DENIAL RECOMMENDED**

**DEFERRALS:**

SE 2008-DR-037 – MARK & LYN McFADDEN – **P/H to 4/16/09**

RZ 2008-LE-014/ SE 2008-LE-028 – OPUS EAST, L.L.C. – **P/H to 4/16/09**

SEA 85-L-059-6 – BSI INC. T/A BROWNE ACADEMY – **P/H to 4/16/09**

RZ 2005-HM-028/SE 2007-HM-023 – PEDRO & CARMEN TOSCANO – **P/H to 4/30/09**

**FEATURES SHOWN: CONCUR**

FS-M09-1 – Cricket Communications, 5515 Cherokee Avenue (Deadline: 4/21/09)

FS-S09-5 – MediaFLO USA, 4618 West Ox Road (Deadline: 4/29/09)

FS-V08-120 – Cricket Communications, 8101 Pohick Rd, DVP Elec. Transmission Tower (Deadline: 5/1/09)

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ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT) – D/O to 3/26/09  
(Sargeant) (Staff: Michelle O’Hare)

1. Douglas Potts  
McLean Planning Committee  
6653 Hampton Park Court  
McLean, VA 22101
2. Jack Wilburn  
6718 Whittier Avenue  
McLean, VA 22101
3. Keith Martin  
Sack, Harris, & Martin, PC  
8270 Greensboro Drive  
McLean, VA 22102

Posted: 1/27/09  
Revised: 7/23/09

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 26, 2009**

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or 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>
PCA 1998-LE-064/ RZ 2008-LE-015 (Lee)	Springfield Parcel C LLC Commercial Use ( <i>w.side SpringfieldCentre Dr. to sw of the Sprinfield Metro Center</i> )	S. Lin	<b>D/O to 4/15/09</b> <b>D/O to 4/15/09</b> (P/H on 3/11/09)
ZO Amendment (Sargeant)	Mini-warehousing in PDC	M.O'Hare	<b>APPROVAL REC</b> (P/H on 3/25/09)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2008-BR-029/ PRC A-787 (Braddock)	7-Eleven, Inc. (6221 Rolling Road) (To construct new service station & quick-service food store)	T. Strunk	<b>D/O to 5/14/09</b> <b>D/O to 5/14/09</b> (from 1/8/09)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
PCA 2003-MV-033 & FDPA 2003-MV-033 (Mount Vernon)	Lorton Arts Foundation, Inc. E. side Ox Rd, S. of intersection w/ Lorton Rd. ( <i>to permit site modifications</i> )	S. Lin	<b>P/H to 5/6/09</b> (from 2/18/09)
PCA 74-2-008 (Springfield)	Fairfax Company of Virginia LLC South side of Lee Jackson Memorial Highway East side Legato Rd & north of I-66 ( <i>to permit Building additions and site modifications</i> )	T. Strunk	<b>Deferred Indef</b> (from 2/11/09)
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	<b>P/H to 11/5/09</b> (from 1/15/09)
RZ 2008-PR-010/ SE 2008-PR-021 (Providence)	James W. Jackson 2801 Chain Bridge Rd ( <i>for child care and nursery school</i> )	S. Lin	<b>P/H to 5/28/09</b> (from 1/14/09)
PCA C-491-02 (Dranesville)	T&M McLean Venture LLC (S. side of Chain Bridge Rd.; e. of Westmoreland St.) ( <i>To recognize landscaped berm, instead of brick wall &amp; proposed entrance redesigns @ McLean Professional Park</i> )	S. Lin	<b>P/H to 4/16/09</b> (from 3/11/09)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 26, 2009**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2008-LE-015 – SPRINGFIELD PARCEL C LLC** – Appl. to rezone from I-4 to C-4 to permit commercial development (portion of parking structure) with an overall Floor Area Ratio (FAR) of 0. Located on the W. side of Springfield Center Dr. and to the S.W. of the Springfield Metro Center on approx. 29,983 sq. ft. of land. Comp. Plan Rec. Mixed Use. Tax Map 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064.) **LEE DISTRICT. D/O TO 4/15/09**

**PCA 1998-LE-064 – SPRINGFIELD PARCEL C LLC** – Appl. to amend the proffers for RZ 1998-LE-064 previously approved for commercial development to permit site modifications and associated changes to proffers and site design with an overall Floor Area Ratio (FAR) of 1.12. Located at the terminus of Metropolitan Center Dr. and to the S.W. of the Springfield Metro Center on approx. 9.7 ac. of land zoned C-4. Comp. Plan Rec: Mixed Use. Tax Map 90-2 ((1)) 56C pt. (Concurrent with RZ 2008-LE-015.) **LEE DISTRICT. D/O TO 4/15/09**

**ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT)**  
– To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sections 6-203, 6-206, and 9-502 of the Zoning Ordinance to allow mini-warehousing establishments as a permitted secondary use in the PDC Planned Development Commercial District, subject to use limitations. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 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](http://www.fairfaxcounty.gov/dpz), under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**  
**APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PRC A-787 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION** – Appl. to approve the PRC plan associated with DPA A-787 to permit a service station/quick service food store. Located at 6221 Rolling Rd. on approx. 43,289 sq. ft. of land zoned PRC and HC. Comp. Plan Rec: PRC – Village Center. Tax Map 79-3 ((8)) 5A3. (Concurrent with SE 2008-BR-029.) **BRADDOCK DISTRICT. D/O TO 5/14/09**

**SE 2008-BR-029 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND CORPORATION** – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a service station and quick-service food store in a highway corridor overlay district. Located at 6221 Rolling Rd. on approx. 43,289 sq. ft. of land zoned PRC and HC. Tax Map 79-3 ((8)) 5A3. (Concurrent with PRC-A-787.) **BRADDOCK DISTRICT. D/O TO 5/14/09**

**ITEMS SCHEDULED FOR PUBLIC HEARING (continued)**

**PCA-C-491-02 – T&M MCLEAN VENTURE LLC** – Appl. to amend the proffers for RZ C-491 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 .52. Located on the S. side of Chain Bridge Rd. approx. 800 ft. E. of its intersection with Westmoreland St. on approx. 4.43 ac. of land zoned C-2, CRD, and SC. Comp. Plan Rec: Office. Tax Map 30-2 ((1)) 23. **DRANESVILLE DISTRICT. P/H TO 4/16/09**

**RZ 2008-PR-010 – JAMES W. JACKSON** – Appl. to rezone from R-1 to R-3 to permit a child care center and nursery school with an overall Floor Area Ratio (FAR) of .18. Located in the S.W. quadrant of the intersection of Chain Bridge Rd. and Sutton Rd. on approx. 1.29 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50. (Concurrent with SE 2008-PR-021.) **PROVIDENCE DISTRICT. P/H TO 5/28/09**

**SE 2008-PR-021 – JAMES W. JACKSON** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit a child care center and nursery school with a maximum daily enrollment of 185 children. Located at 2701 Chain Bridge Rd. on approx. 1.29 ac. of land zoned R-3. Tax Map 48-1 ((1)) 50. (Concurrent with RZ 2008-PR-010.) **PROVIDENCE DISTRICT. P/H TO 5/28/09**

Posted: 3/26/09  
Revised: 3/27/09

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 26, 2009**

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

**DECISIONS ONLY:**

PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC (P/H on 3/11/09) **D/O TO 4/15/09**  
RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC (P/H ON 3/11/09) **D/O TO 4/15/09**

ZONING ORDINANCE AMENDMENT (MINI-WAREHOUSING IN PDC DISTRICT) (Sargeant)  
(P/H on 3/25/09) **APPROVAL RECOMMENDED**

**DEFERRALS:**

PCA C-491-02 – T&M McLEAN VENTURE, LLC (Dranesville District) – **P/H TO 4/16/09**

RZ 2008-PR-010 – JAMES W. JACKSON – **P/H TO 5/28/09**  
SE 2008-PR-021 – JAMES W. JACKSON – **P/H TO 5/28/09**

2232-M06-18 – T-MOBILE NORTHEAST LLC – **P/H DEFERRED INDEFINITELY**  
SEA 85-M-101-3 – T-MOBILE NORTHEAST LLC – **P/H DEFERRED INDEFINITELY**

PCA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – **P/H TO 5/06/09**  
FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – **P/H TO 5/06/09**

**ADMINISTRATIVE ITEM:**

2009-2010 South County Area Plans Review Guide and Schedule – **APPROVED**

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SE 2008-BR-029 – 7-ELEVEN, INC., A TEXAS CORP., SUCCESSOR TO THE SOUTHLAND CORP.  
PRC A-787 – 7-ELEVEN, INC., A TEXAS CORPORATION, SUCCESSOR TO THE SOUTHLAND  
CORPORATION (Staff: Tracy Strunk) **D/O TO 5/14/09**

1. John Rephlo  
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