

November 2016

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 View Agenda <i>Telecommunications Committee Meeting</i>	3 <u>Meeting Cancelled</u>	4	5
6	7	8	9 View Agenda	10 View Agenda	11 	12
13	14	15	16 View Agenda	17 View Agenda	18	19
20	21	22	23 No PC	24  THANKSGIVING DAY	25 COUNTY HOLIDAY	26
27	28	29	30 View Agenda <i>Telecommunications Committee Meeting</i>			

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

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 2, 2016

Posted: 11/2/16
 Revised: 11/3/16

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

COMMITTEE MEETINGS

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

FEATURES SHOWN
None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2016-DR-009</u> (Dranesville)	<u>SENECA CORNER ASSOCIATES, LLC</u> – Appl. under Sects. 4-804, 9-501 and 9-502 of the Zoning Ordinance to permit a retail sales establishment with drive-through pharmacy. Located at 1020 Seneca Rd., Great Falls, 22066, on approx. 3.37 ac. of land zoned C-8 and R-1. Tax Map 6-4 ((3)) 1 and Seneca Road public right-of-way to be vacated and/or abandoned. Approval of this application may enable the vacation and/or abandonment of portions of the public right-of-way for Seneca Road to proceed under Section 15.2-2272 (2) of <i>Code of Virginia</i> .	K. Posusney	APPROVAL REC

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PA 2016-CW-2CP</u> (Countywide)	<u>PLANNED INDUSTRIAL USES (HIGHER FAR FOR DATA CENTERS AND SELF-STORAGE FACILITIES)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment proposes to add Policy Plan guidance to be used in the review of certain proposals within areas planned for industrial uses as shown on the Comprehensive Land Use Plan Map. The proposed amendment, which addresses uses such as data centers and self-storage facilities, includes proposed performance criteria to facilitate development above the Comprehensive Plan recommendation if conditions related to minimizing vehicle trips, mitigating noise and other impacts, building design, lot size, parcel consolidation and site design are met.	K. Newtonson	ADOPTION REC
<u>PA 2016-II-F1</u> (Providence)	<u>KENA TEMPLE</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 27 ac. generally located at 9001 Arlington Boulevard, Fairfax, on the south side of Arlington Boulevard between Bear Branch and Barkley Drive (Tax Map Parcel: 48-4((1))42A) in the Providence Supervisor District. The site is planned for private open space, public facilities, governmental, and institutional uses. The Amendment will consider residential use with a density range of 0.5-1 dwelling unit per acre. Recommendations relating to the transportation network may also be modified. PA #2016-II-F1 is concurrently under review with Rezoning application RZ 2016-PR-012.	M. Van Atta	D/O TO 11/16/16

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, November 2, 2016

Posted: 11/2/16
Revised: 11/3/16

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

PA 2016-II-T2
(Providence)

JERMANTOWN ROAD I-66 BRIDGE – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns the Jermantown Road Bridge over Interstate (I-66), located in the Providence Supervisor District. The adopted Plan does not indicate a transportation improvement for the existing two-lane Jermantown Bridge over I-66. The Amendment will recommend revising the Comprehensive Plan to indicate improving Jermantown Road Bridge over I-66 to four lanes. Additional recommendations relating to the transportation network may also be modified.

A. Kessler

ADOPTION REC

PCA 2009-SU-020-02/FDPA 2009-SU-020-02
(Sully)

PENDER PROFESSIONAL CENTER, LLC – Appls. to amend the proffers, conceptual, and final development plan for RZ 2009-SU-020, previously approved for office and secondary uses to permit additional secondary uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the N. side of Lee Jackson Memorial Hwy., and W. side of Fair Ridge Dr., on approx. 18.07 ac. of land zoned PDC, WS and HC. Comp. Plan Rec: Mixed Use. Tax Map 46-3 (1) 15 C and 15 A1.

W. O'Donnell

P/H TO 11/17/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 9, 2016

Posted: 11/9/16
 Revised: 11/10/16

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

COMMITTEE MEETINGS
None at this time

FEATURES SHOWN

FS-P16-40 – Verizon Wireless, 8250 Jones Branch Drive, McLean, VA 22102 (Deadline: 1/24/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2015-DR-009</u> (Dranesville)	<u>GULICK GROUP, INC.</u> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	D/O TO 11/30/16 (D/O from 9/15/16) (D/O from 7/21/16) (P/H from 6/29/16) (from 6/23/16) (from 6/16/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 85-C-069-03</u> <u>Addendum</u> (Sully)	<u>CHICK-FIL-A, INC.</u> – Appl. under Sects. 7-607 and 9-014 of the Zoning Ordinance to amend SE 85-C-069 previously approved for a fast food restaurant with drive-through in a highway corridor overlay district to permit modifications to site design and development conditions for the fast food restaurant. Located at 13962 Lee Jackson Memorial Hwy., Chantilly, 20151, on approx. 13.01 ac. of land zoned C-8, HC, and WS. Tax Map 34-4 ((1)) 16C.	C. Bishop	APPROVAL REC (from 9/15/16) (from 5/25/16)
<u>PA 2013-III-FC1 (B)</u> (Braddock) (Providence) (Springfield) (Sully)	<u>FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE II</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and Development Elements.	K. Sorenson	D/O TO 11/16/16

A number of site-specific land use and intensity recommendations are proposed to be amended within the Suburban Center portion of the Fairfax Center Area. Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcel 56-1 ((1)) 11H (4531 and 4601 West Ox Rd) is currently planned for institutional use up to .15 FAR at the overlay level. The amendments will consider an option for residential use up to 8 du/ac. Tax Map parcels 46-3 ((1))

FAIRFAX COUNTY PLANNING COMMISSION
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Wednesday, November 9, 2016

Posted: 11/9/16
Revised: 11/10/16

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15A1, 15C (3901 Fair Ridge Dr) are currently planned for office and institutional uses up to .25 FAR at the overlay level with an option for 100 units of elderly housing. The amendments will consider modifying the existing option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel 56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified.

[PA 2016-III-FC1](#)
(Braddock)
(Providence)
(Springfield)
(Sully)

FAIRFAX CENTER AREA, LAND UNITS O, SUB UNIT 01

– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and Development Elements.

K. Sorenson **D/O TO 11/16/16**

A number of site-specific land use and intensity recommendations are proposed to be amended within the Suburban Center portion of the Fairfax Center Area. Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcel 56-1 ((1)) 11H (4531 and 4601 West Ox Rd) is currently planned for institutional use up to .15 FAR at the overlay level. The amendments will consider an option for residential use up to 8 du/ac. Tax Map parcels 46-3 ((1)) 15A1, 15C (3901 Fair Ridge Dr) are currently planned for office and institutional uses up to .25 FAR at the overlay level with an option for 100 units of elderly housing. The amendments will consider modifying the existing option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

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Posted: 11/9/16
Revised: 11/10/16

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56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 10, 2016

Posted: 11/10/16
 Revised: 11/14/16

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

COMMITTEE MEETINGS
None at this time

FEATURES SHOWN

FS-P16-40 – Verizon Wireless, 8250 Jones Branch Drive, McLean, VA 22102 (Deadline: 1/24/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2015-DR-027</u> (Dranesville)	<u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u> Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066, on approx. 4.0 ac. of land zoned R-E. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 12/8/16 (P/H from 10/19/16) (from 9/21/16)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 95-Y-016-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a mixed-use commercial development, to permit retail and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Comp. Plan Rec: Industrial. Tax Map 34-3 ((13)) 3. (Concurrent with SEA 95-Y-024-05.)	J. Gorney	D/O TO 12/7/16 (from 10/5/16) (from def. indef.)
<u>SEA 95-Y-024-05</u> (Sully)	<u>LIDL US OPERATIONS, LLC</u> – Appl. under Sects. 4-802 and 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations, to permit deletion of land. Located on the S.E. corner of the intersection of Lee Rd. with Chantilly Crossing Ln., on approx. 5.09 ac. of land zoned C-8, HC (part) and WS. Tax Map 34-3 ((13)) 3. (Concurrent with PCA 95-Y-016-05.)	J. Gorney	D/O TO 12/7/16 (from 10/5/16) (from def. indef.)
<u>SE 2016-SU-015</u> (Sully)	<u>ARDAVAN BADI & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO., LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a pawn shop. Located at 4086 Airline Pkwy., Chantilly, 20151, on approx. 3.44 ac. of land zoned C-8, AN, HC, and WS. Tax Map 34-3 ((1)) 5A.	M. Lynskey	D/O TO 12/7/16 (from 9/22/16)
<u>PCA 95-Y-016-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the S.W. quadrant of Sully Rd. and Lee Jackson Memorial Hwy., on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Comp. Plan Rec: Industrial.	J. Gorney	D/O TO 11/30/16 (from 9/21/16) (from 7/27/16)

FAIRFAX COUNTY PLANNING COMMISSION

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Thursday, November 10, 2016

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Revised: 11/14/16

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Tax Map 34-3 ((1)) 41 B. (Concurrent with SEA 95-Y-024-06.)

SEA 95-Y-024-06
(Sully)

COSTCO WHOLESALE CORPORATION – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151, on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Tax Map 34-3 ((1)) 41 B. (Concurrent with PCA 95-Y-016-06.)

J. Gorney

D/O TO 11/30/16
(from 9/21/16)
(from 7/27/16)

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COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-V16-30 – Fairfax County Park Authority, 10646 Old Colchester Rd, Lorton, VA 22079 (Deadline: 1/8/17)

FS-P16-40 – Verizon Wireless, 8250 Jones Branch Drive, McLean, VA 22102 (Deadline: 1/24/2017) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2016-HM-017</u> (Hunter Mill)	<u>MILESTONE TOWER LIMITED PARTNERSHIP III</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a telecommunications facility (monopine). Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 36-1 ((10)) G. (Concurrent with 2232-H16-236.)	J. Gorney N. Knight	D/O TO DEFER INDEF. (P/H from 9/28/16 from 9/15/16)
<u>2232-H16-23</u> (Hunter Mill)	<u>MILESTONE TOWER LIMITED PARTNERSHIP III</u> – Appl. under Sect(s).15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Tax Map 36-1 ((10)) G. (Concurrent with SE 2016-HM-017.)	J. Gorney N. Knight	D/O TO DEFER INDEF. (P/H from 9/28/16 from 9/15/16)
<u>PA 2016-II-F1</u> (Providence)	<u>KENA TEMPLE</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns approx. 27 ac. generally located at 9001 Arlington Boulevard, Fairfax, on the south side of Arlington Boulevard between Bear Branch and Barkley Drive (Tax Map Parcel: 48-4((1))42A) in the Providence Supervisor District. The site is planned for private open space, public facilities, governmental, and institutional uses. The Amendment will consider residential use with a density range of 0.5-1 dwelling unit per acre. Recommendations relating to the transportation network may also be modified. PA #2016-II-F1 is concurrently under review with Rezoning application RZ 2016-PR-012.	M. Van Atta	ADOPTION REC (P/H from 11/2/16)
<u>PA 2013-III-FC1</u> <u>(B)</u> (Braddock) (Providence) (Springfield) (Sully)	<u>FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE II</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and	K. Sorenson	ADOPTION REC (P/H from 11/9/16)

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Development Elements.

A number of site-specific land use and intensity recommendations are proposed to be amended within the Suburban Center portion of the Fairfax Center Area. Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcel 56-1 ((1)) 11H (4531 and 4601 West Ox Rd) is currently planned for institutional use up to .15 FAR at the overlay level. The amendments will consider an option for residential use up to 8 du/ac. Tax Map parcels 46-3 ((1)) 15A1, 15C (3901 Fair Ridge Dr) are currently planned for office and institutional uses up to .25 FAR at the overlay level with an option for 100 units of elderly housing. The amendments will consider modifying the existing option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel 56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified.

PA 2016-III-FC1
(Braddock)
(Providence)
(Springfield)
(Sully)

FAIRFAX CENTER AREA, LAND UNITS O, SUB UNIT 01 – K. Sorenson **ADOPTION REC**

To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and Development Elements.

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option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel 56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 94-H-009</u> (Hunter Mill)	<u>MACS RETAIL, LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 94-H-009 previously approved for a service station with quick-service food store to permit modification of development conditions. Located at 11515 and 11519 Leesburg Pk., Herndon, 20170, on approx. 40,472 sq. ft. of land zoned C-8. Tax Map 011-2 ((1)) 13A and 13B.	A. Gonzalez	APPROVAL REC (from 11/10/16)
<u>SEA 93-Y-059-02</u> (Sully)	<u>MACS RETAIL, LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 93-Y-059 previously approved for a service station, quick-service food store and car wash to permit modification of development conditions. Located at 13825 and 13829 Lee Hwy., Centreville, 20121, on approx. 42,470 sq. ft. of land zoned C-8, HC, SC and WS. Tax Map 54-4 ((1)) 103A and 104.	M. Lynskey	APPROVAL REC
<u>SEA 92-Y-030-02</u> (Sully)	<u>CRS OIL, INC. T/A CENTREVILLE SHELL</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-Y-030 previously approved for a service station, quick-service food store and car wash to permit modification of development conditions. Located at 5501 Union Mill Rd., Centreville, 20121, on approx. 1.44 ac. of land zoned C-8 and WS. Tax Map 55-3 ((3)) 39.	M. Lynskey	APPROVAL REC
<u>SEA 92-Y-016</u> (Sully)	<u>MACS RETAIL, LLC</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-Y-016, previously approved for a service station, quick service food store, and car wash, to permit modification of development conditions. Located at 2990 Centreville Rd., Herndon, 20171, on approx. 1.14 ac. of land zoned C-8. Tax Map 24-4 ((1)) 5A.	M. Lynskey	APPROVAL REC (from 10/19/16)
<u>SEA 82-L-062-02</u> (Lee)	<u>6620 BACKLICK ROAD, LLC</u> – Appl. under Sects. 4-504, 7-607, 9-505, 9-610 and 9-622 of the Zoning Ordinance to amend SE 82-L-062, previously approved for a service station and waiver of the minimum lot size requirements in a Highway Corridor Overlay District, to permit site modifications in a Commercial Revitalization District with associated modifications to the development conditions. Located	K. Posusney	APPROVAL REC (from 10/5/16) (from 9/14/16) (from 6/15/16)

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DETAILED MEETING AGENDA
Wednesday, November 16, 2016

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

at 6620 Backlick Rd., Springfield, 22150, on approx. 28,771 sq. ft. of land zoned C-5, CRD, SC, and HC. Tax Map 90-2 ((2)) 231 and 232.

Z. O. Amendment
(Countywide)
(Hart)

ZONING ORDINANCE AMENDMENT (FARM

WINERIES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

1) Modify the definition of Agriculture to clarify the activities permitted and precluded under such use; establish new definitions for Farm Winery, Limited Brewery, and Limited Distillery (“farm winery/brewery/distillery”) consistent with such uses as set forth in the Code of Virginia; establish a 20 acre minimum lot size for operation of a farm winery/brewery/distillery in the R-A, R-C, R-P, R-E and R-1 Districts (NOTE: advertised to permit the Board to consider any acreage from 5-50 acres); allow for establishment of more than one farm winery/brewery/distillery on one farm; allow a lot in the R-A, R-P, R-E and R-1 Districts of 5 or more acres to operate a farm winery/brewery/distillery only if such lot was subject to a pending application for licensing by the ABC Board as of the date of adoption of this amendment; and limit attendees at public or private events/activities in new or expanded buildings or structures to 300 people per event/activity, and allow twelve events/activities per year of not more than 2 days for more than 300 people; and establish that persons visiting farm winery/brewery/distillery for tasting/promotion/purchase of agricultural products are not included in maximum number of persons attending public or private event/activity. (NOTE: advertised to permit the Board to consider any number of people from 150-500, any number of events/activities from 12-24 per year and any duration from 2-8 days per event/activity.)

2) Prohibit the establishment of a new farm winery/brewery/distillery on land zoned R-C, with the exception of those facilities with a pending application for licensure by the Virginia Alcoholic Beverage Control Board (ABC Board) as of July 1, 2016, and such license is ultimately granted.

3) In the R-C District, special exception approval shall not be required for buildings, structures and the uses thereof existing as of July 1, 2016. However, the amendment will: (a) establish a requirement for special exception approval for any new or expanded buildings, structures or the uses thereof and for any structural alteration of any existing building or structure for any existing farm winery/brewery/distillery as of July 1, 2016; (b) establish a requirement special exception approval for any new buildings, structures and uses for a farm winery/brewery/distillery for which an ABC Board license was pending as of July 1, 2016 and such license is ultimately granted; (c) require any such new or expanded building, structure or truck loading/unloading area to maintain a minimum distance from property lines of 50 feet and a minimum of 100 feet from principal structures on adjacent properties; and (d) require, among other things, the submission of plans certified by a structural engineer for any new or expanded building that allow for access by the public and will require such structural engineer to certify the structural integrity of the building, upon construction. (NOTE: see advertised flexibility in these limits noted in Par. 1 above)

4) In the R-C, R-A, R-P, R-E and R-1 Districts, special exception approval shall be required for the hosting of public or private events/activities, not related to the tasting, sale or production of the

D. Pesto

D/O TO 11/30/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 16, 2016

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

licensed alcoholic beverages, in excess of the limitations set forth in the definitions of farm winery/brewery/distillery, except as may otherwise be permitted due to the existing use as of July 1, 2016. The Board may impose conditions on any such special exception, to include land area for the event/activity, adequacy of water/sanitation, number of attendees, days/hours of event/activity, lighting, noise, parking or other criteria and no event/activity shall include helicopter rides, fireworks display, antique/flea markets, go-cart/all-terrain vehicle tracks, mechanized amusement park rides, hot air balloons, lodging, spa services, the operation of a commercial restaurant requiring approval by the Health Department and/or any other use determined by the Zoning Administrator to have a substantial impact on the health, safety and welfare of the public, except that such conditions will not constrain uses already in existence as of July 1, 2016 and music accompaniment/entertainment accessory to farm winery/brewery/distillery sales and tastings as part of the regular course of business shall not be deemed to be a public or private event/activity. Any such special exception may be approved only when it is determined that the resulting uses, buildings and/or structures will be in harmony with the policies of the comprehensive plan and where the resultant operation will not have a deleterious effect on existing or planned development of adjacent properties or area roadways; must be accompanied by a copy of the valid farm winery/brewery/distillery ABC Board license or application for licensure; and operation/construction shall be subject to standards/requirements/statutes/ordinances/rules/ regulations of all applicable local, State or Federal agencies governing agriculture, agritourism and the specific farm winery/brewery/distillery uses.

5) Pursuant to authority granted by *Virginia Code* Section 15.2-2286(A)(6) the amendment proposes to establish the filing fees for different types of special exceptions for farm winery, limited brewery, or limited distillery buildings, structures and/or uses thereof depending on the extent of the expansion, construction, use and/or events and activities. The fee structure shall be advertised to allow the Board to consider a range of fees from \$1,000 to \$16,375 that may apply to such special exceptions, depending on the type.

RZ 2016-SU-015
(Sully)

OLD LEE ROAD, LLC – Appl. to rezone from I-3, AN and WS to I-5, AN and WS to permit new vehicle storage with an overall Floor Area Ratio (FAR) of 0.0. Located on the N. side of Old Lee Rd., approx. 800 ft. E. of its intersection with Stonecroft Blvd. on approx. 5.35 ac. of land. Comp. Plan Rec: Industrial. Tax Map 43-2 ((1)) 2.

J. Gorney

P/H TO 12/8/16

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 17, 2016

Posted: 11/17/16
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KEY
P/H – Public Hearing
D/O – Decision Only

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

2232-V16-30 – Fairfax County Park Authority, 10646 Old Colchester Rd, Lorton, VA 22079 (Deadline: 1/8/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2014-MA-014</u> (Mason)	<u>NOVUS PROPERTY HOLDINGS, LLC</u> – Appls. to rezone from C-3, C-4, HC, SC, and CRD to PDC, CRD, HC, and SC to permit office, multi-family residential, and mixed-use with an overall Floor Area Ratio (FAR) of 1.08 and approval of the conceptual and final development plan. Located in the N.W. quadrant of the intersection of Columbia Pike and Carlin Springs Rd., on approx. 3.68 ac. of land. Comp. Plan Rec: Office/ Mixed-Use. Tax Map 62-1 ((1)) 7.	C. Bishop	APPROVAL REC (from 10/5/16)
<u>PCA/FDPA 2009-SU-020-02</u> (Sully)	<u>PENDER PROFESSIONAL CENTER, LLC</u> – Appls. to amend the proffers, conceptual, and final development plan for RZ 2009-SU-020, previously approved for office and secondary uses to permit additional secondary uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the N. side of Lee Jackson Memorial Hwy., and W. side of Fair Ridge Dr., on approx. 18.07 ac. of land zoned PDC, WS and HC. Comp. Plan Rec: Mixed Use. Tax Map 46-3 ((1)) 15 C and 15 A1.	W. O'Donnell	APPROVAL REC (from 11/2/16)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 30, 2016

Posted: 11/30/16
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COMMITTEE MEETINGS

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

FEATURES SHOWN

2232-V16-30 – Fairfax County Park Authority, 10646 Old Colchester Rd, Lorton, VA 22079 (Deadline: 1/8/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2015-DR-009</u> (Dranesville)	<u>GULICK GROUP, INC.</u> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challedon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	D/O TO 12/8/16 (D/O from 11/9/16) (D/O from 10/19/16) (D/O from 9/15/16) (D/O from 7/21/16) (P/H from 6/29/16) (from 6/23/16) (from 6/16/16)
<u>PCA 95-Y-016-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the S.W. quadrant of Sully Rd. and Lee Jackson Memorial Hwy., on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 41 B. (Concurrent with SEA 95-Y-024-06.)	J. Gorney	D/O TO 12/7/16 (P/H from 11/10/16) (from 9/21/16) (from 7/27/16)
<u>SEA 95-Y-024-06</u> (Sully)	<u>COSTCO WHOLESALE CORPORATION</u> – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Ln., Chantilly, 20151, on approx. 13.39 ac. of land zoned C-8, WS and HC (part). Tax Map 34-3 ((1)) 41 B. (Concurrent with PCA 95-Y-016-06.)	J. Gorney	D/O TO 12/7/16 (P/H from 11/10/16) (from 9/21/16) (from 7/27/16)
<u>Z. O. Amendment</u> (Countywide) (Hart)	<u>ZONING ORDINANCE AMENDMENT (FARM WINERIES)</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1) Modify the definition of Agriculture to clarify the activities permitted and precluded under such use; establish new definitions for Farm Winery, Limited Brewery, and Limited Distillery (“farm winery/brewery/distillery”) consistent with such uses as set forth in the Code of Virginia; establish a 20 acre minimum lot size for operation of a farm winery/brewery/distillery in the R-A, R-C, R-P, R-E and R-1 Districts (NOTE: advertised to permit the Board to consider any acreage from 5-50 acres); allow for establishment of more than one farm winery/brewery/distillery on one farm; allow a lot in the R-A, R-P, R-E and R-1 Districts of 5 or more acres to operate a farm winery/brewery/ distillery only if such lot was subject to a pending application for licensing by the ABC Board as of the date of adoption of this amendment; and limit attendees at public or private	D. Pesto	ADOPTION REC (P/H from 11/16/16)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, November 30, 2016

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events/activities in new or expanded buildings or structures to 300 people per event/activity, and allow twelve events/activities per year of not more than 2 days for more than 300 people; and establish that persons visiting farm winery/brewery/distillery for tasting/promotion/purchase of agricultural products are not included in maximum number of persons attending public or private event/activity. (NOTE: advertised to permit the Board to consider any number of people from 150-500, any number of events/activities from 12-24 per year and any duration from 2-8 days per event/activity.)

2) Prohibit the establishment of a new farm winery/brewery/distillery on land zoned R-C, with the exception of those facilities with a pending application for licensure by the Virginia Alcoholic Beverage Control Board (ABC Board) as of July 1, 2016, and such license is ultimately granted.

3) In the R-C District, special exception approval shall not be required for buildings, structures and the uses thereof existing as of July 1, 2016. However, the amendment will: (a) establish a requirement for special exception approval for any new or expanded buildings, structures or the uses thereof and for any structural alteration of any existing building or structure for any existing farm winery/brewery/distillery as of July 1, 2016; (b) establish a requirement special exception approval for any new buildings, structures and uses for a farm winery/brewery/distillery for which an ABC Board license was pending as of July 1, 2016 and such license is ultimately granted; (c) require any such new or expanded building, structure or truck loading/unloading area to maintain a minimum distance from property lines of 50 feet and a minimum of 100 feet from principal structures on adjacent properties; and (d) require, among other things, the submission of plans certified by a structural engineer for any new or expanded building that allow for access by the public and will require such structural engineer to certify the structural integrity of the building, upon construction. (NOTE: see advertised flexibility in these limits noted in Par. 1 above)

4) In the R-C, R-A, R-P, R-E and R-1 Districts, special exception approval shall be required for the hosting of public or private events/activities, not related to the tasting, sale or production of the licensed alcoholic beverages, in excess of the limitations set forth in the definitions of farm winery/brewery/distillery, except as may otherwise be permitted due to the existing use as of July 1, 2016. The Board may impose conditions on any such special exception, to include land area for the event/activity, adequacy of water/sanitation, number of attendees, days/hours of event/activity, lighting, noise, parking or other criteria and no event/activity shall include helicopter rides, fireworks display, antique/flea markets, go-cart/all-terrain vehicle tracks, mechanized amusement park rides, hot air balloons, lodging, spa services, the operation of a commercial restaurant requiring approval by the Health Department and/or any other use determined by the Zoning Administrator to have a substantial impact on the health, safety and welfare of the public, except that such conditions will not constrain uses already in existence as of July 1, 2016 and music accompaniment/entertainment accessory to farm winery/brewery/ distillery sales and tastings as part of the regular course of business shall not be deemed to be a public or private event/activity. Any such special exception may be approved only

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when it is determined that the resulting uses, buildings and/or structures will be in harmony with the policies of the comprehensive plan and where the resultant operation will not have a deleterious effect on existing or planned development of adjacent properties or area roadways; must be accompanied by a copy of the valid farm winery/brewery/distillery ABC Board license or application for licensure; and operation/construction shall be subject to standards/requirements/statutes/ordinances/rules/ regulations of all applicable local, State or Federal agencies governing agriculture, agritourism and the specific farm winery/brewery/distillery uses.

5) Pursuant to authority granted by *Virginia Code* Section 15.2-2286(A)(6) the amendment proposes to establish the filing fees for different types of special exceptions for farm winery, limited brewery, or limited distillery buildings, structures and/or uses thereof depending on the extent of the expansion, construction, use and/or events and activities. The fee structure shall be advertised to allow the Board to consider a range of fees from \$1,000 to \$16,375 that may apply to such special exceptions, depending on the type.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-BR-013</u> (Braddock)	<u>MHI-HERITAGE, LLC AND BRISTOW SHOPPING CTR LTD</u> – Appls. to rezone from C-6 to PDC to permit-mixed use development with an overall Floor Area Ratio (FAR) of 0.5, approval of the conceptual and final development plan, and a waiver of the minimum privacy yard requirements for single family attached units. Located on the W. side of Heritage Dr., N. of Rectory Ln., on approx. 11.0 ac. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 70-2 ((1)) 1 D1, 2A, and 2C.	C. Bishop	APPROVAL REC (from 10/26/16)
<u>SE 2016-DR-011</u> (Dranesville)	<u>H&M OF VIRGINIA, LLC</u> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a reduction in the lot width requirement from 100 ft. to 40 ft. Located at 7072 Idylwood Rd., Falls Church, 22043, on approx. 1.27 ac. of land zoned R-2. Tax Map 40-1 ((1)) 12.	C. Gresham	D/O TO 1/18/17
<u>SE 2014-SU-042</u> (Sully)	<u>MONTESSORI MANSION/NAIMA QADIR DAR</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151 on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32.	M. Lynskey	D/O TO 12/8/16 (from defer indef.)
PCA 2003-HM-046-03/FDPA 2003-HM-046/CDPA 2003-HM-046 (Hunter Mill)	WOODLAND PARK PARCEL I, LP AND NVR. INC – Appls. to amend the proffers, conceptual, and final development plan for RZ 2003-HM-046 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the E. side of Corporate Oak Dr., approx. 700 ft. N. of its intersection with Sunrise Valley Dr. on approx. 5.89 ac. of land zoned PDC. Comp. Plan	W. Mayland	P/H TO 1/11/17

FAIRFAX COUNTY PLANNING COMMISSION
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Rec: Residential mixed use at 1.5 FAR and mixed use at 0.7 FAR. Tax Map 016-4 ((1)) 43, 45pt., 46pt. (Concurrent with PCA/FDPA 2000-HM-044-02 and CDPA 2000-HM-044.)

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| PCA 2000-HM-044-02/ FDPA 2000-HM-044-02/ CDPA 2000-HM-044
<i>(Hunter Mill)</i> | WOODLAND PARK PARCEL I, LP AND NVR. INC –
Appls. to amend the proffers, conceptual, and final development plan for RZ 2000-HM-044 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the S. side of Dulles Toll Rd. and W. side of Monroe St. on approx. 25.71 ac. of land zoned PDC. Comp. Plan Rec: Residential with mixed use at 1.5 FAR and mixed use at 0.7 FAR. Tax Map 016-4 ((1)) 45pt. and 46pt. (Concurrent with PCA 2003-HM-046-03, CDPA/FDPA 2003-HM-046.) | W. Mayland
P/H TO 1/11/17 |
| PCA 88-L-078
<i>(Lee)</i> | FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY – Appl. to amend the proffers for RZ 88-L-078 previously approved for 195 dwelling units to permit 200 dwelling units at a density of 23.98 dwelling units per acre (du/ac) with associated modifications to proffers. Located W. of Richmond Hwy., S. of Fordson Rd. and N. of Ladson Ln. on approx. 8.34 ac. of land zoned R-20, CRD, HC. Comp. Plan Rec: Residential. Tax Map 101-2 ((6)) 507A. | A. Gonzalez
P/H TO 1/11/17 |
| FDPA 2012-MV-008
<i>(Mount Vernon)</i> | LAUREL HILL DEVELOPMENT I INC. – Appl. to amend a final development plan for RZ 2012-MV-008 to permit modifications to the development plan and associated changes to the development conditions. Located on the W. side of Silverbrook Rd., S. of its intersection with White Spruce Way, on approx. 74.41 ac. of land zoned PDH-8 and PDC. Tax Map 107-1 ((9)) A, D, E, F, G, H, J, L, L1, L2, and L3; 107-1 ((9)) (D) 1-11; 107-1 ((9)) (E) 1-22; 107-1 ((9)) (F) 1-25; 107-1 ((9)) (G) 1-36; and 107-1 ((9)) (H) 1-13. | W. Mayland
P/H TO 1/11/17
<i>(from 10/26/16)</i>
<i>(from 10/6/16)</i> |