

# November 2019

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
3	4	5	6 <b>PC Meeting View Agenda</b>	7 <b>Land Use Process Review Committee 7:30 p.m. to 9:30 p.m.</b>	8	9
10	11 <i>Veterans Day County Closed</i>	12	13 <b>PC Meeting View Agenda</b>	14 <b>Transportation Committee 7:30 p.m. to 8:30 p.m.</b>	15	16
17	18	19	20 <b>PC Meeting View Agenda</b>	21 <b>PC Meeting View Agenda</b>	22	23
24	25	26	27	28 <i>Thanksgiving</i>	29 <i>County Closed</i>	30

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 7:30 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, November 6, 2019**

**Meeting Starts at 7:30 p.m.**

Posted: 11/7/19  
Revised: 11/7/19

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

**FEATURE SHOWN**

**22232-S19-7** - Department of Public Works and Environmental Services, Proposed Police Heliport Expansion, 4604 West Ox Road, Fairfax, VA 22030 (**Deadline: 11/29/19**)

**ITEMS SCHEDULED FOR DECISION ONLY**

None

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>CSPA 86-C-029-12</u></a> (Dranesville)	<a href="#"><u>TFG ONE GLOBAL VIEW PROPERTY, LLC</u></a> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 86-C-029 to permit sign modifications. Located E. of Route 28, S. of the Dulles Airport Access Rd., W. of Wasser Ter., at the western terminus of Mansarde Ave. on approx. 4.13 ac. of land zoned PDC and AN. Tax Map 15-4 ((1)) 13E3.	Danielle Barlow	<b>APPROVED</b>
<a href="#"><u>PA 2017-CW-2CP</u></a> (Countywide) (Hart)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (GREEN BUILDING ENERGY POLICY PLAN UPDATE)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns countywide guidance for the Policy Plan, Environment section of the Comprehensive Plan, which sets forth policy recommendations for a minor change to the County’s Green Building policies. The proposed amendment would provide an increased emphasis on energy efficiency and conservation efforts as applied to green building certification for nonresidential and multifamily residential proposals.	Joseph Gorney	<b>D/O TO 11/20/19</b>
<a href="#"><u>SE 2018-DR-020</u></a> (Dranesville)	<a href="#"><u>FAIR LIGHT, LLC</u></a> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., McLean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.	Katelyn Quinn	<b>D/O TO 11/13/19</b> (from 9/11/19) (from 6/26/19) (from 5/8/19) (from 2/27/19)
SE 2019-MV-017 (Mount Vernon)	<b>SEMIA YUSUF D/B/A PANDA CHILD CARE</b> – Appl. under Sects. 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9935 East Hill Dr., Lorton, 22079 on approx. 3,442 sq. ft. of land zoned PDH-5. Tax Map 113-2 ((8)) 28.	Joseph Onyebuchi	<b>P/H TO 11/20/19</b> (from 10/24/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 13, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/14/19  
 Revised: 11/14/19

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

**FEATURE SHOWN**

**2232-D18-11** - Fairfax County Park Authority, McLean Central Park Master Plan Revision, located 1468 Dolley Madison Boulevard, McLean, VA 22101 (**Deadline: 11/13/19**) - **CONCUR**

**22232-S19-7** - Department of Public Works and Environmental Services, Proposed Police Heliport Expansion, 4604 West Ox Road, Fairfax, VA 22030 (**Deadline: 11/29/19**) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

Application	Applicant	Staff	PC Action
<a href="#"><u>SE 2018-DR-020</u></a> (Dranesville)	<a href="#"><u>FAIR LIGHT, LLC</u></a> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., McLean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.	Katelyn Quinn	<b>D/O TO 12/11/19</b> (P/H from 11/6/19) (from 9/11/19) (from 6/26/19) (from 5/8/19) (from 2/27/19)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<a href="#"><u>RZ/FDP 2018-DR-018</u></a> (Dranesville)	<a href="#"><u>L&amp;F FRYING PAN, LLC</u></a> – Appls. to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Frying Pan Rd., approx. 75ft. E. of the intersection with Sunrise Valley Dr. on approx. 7.35 ac. of land. Comp. Plan Rec: Office w/an option for residential use at a density up to 5 du/ac. Tax Map 24-2 ((1)) 2, 3 and 4.	Sharon Williams	<b>D/O TO 11/20/19</b> (from 4/4/19) (from 3/13/19)
<a href="#"><u>AF 2019-DR-002</u></a> (Dranesville)	<a href="#"><u>CHARLES J. DIBONA</u></a> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit an establishment of an agricultural and forestal district. Located at 9306 Georgetown Pike and 644 River Bend Rd., Great Falls, 22066 on approx. 50.22 ac. of land zoned R E. Tax Map 13-2 ((1)) 7D, 7E and 9H.	Ellen Alster	<b>APPROVAL REC</b>
<a href="#"><u>Z.O Amendment</u></a> Code Amendment (Countywide) (Sargeant)	<a href="#"><u>CODE AMENDMENT (MINIMUM REQUIRED SPACES FOR COMMERCIAL AND RELATED USES)</u></a> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:  Revise the minimum parking requirements for shopping centers in Paragraph 23 C and D of Sect. 11-104, Minimum Required Spaces for Commercial and Related Uses:  (1) Lower the gross floor area range for shopping centers subject to a minimum parking requirement of 4.8 spaces from greater than 400,000 but less than 1,000,000 square feet of gross floor area to greater than 400,000 but less than 800,000 square feet	Leslie Johnson Michael A. Davis	<b>D/O TO 11/20/19</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 13, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/14/19  
Revised: 11/14/19

KEY  
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of gross floor area; and

- (2) Revise the parking rate for shopping centers with a gross floor area of 800,000 square feet or more from 4.0 spaces per 1000 square feet of gross floor area to 2.8 spaces per 1000 square feet of gross floor area. The Board of Supervisors may consider a rate from 2.5 spaces up to 4.0 spaces per 1000 square feet of gross floor area.

RZ/FDP 2019-PR-008  
(Providence)

**TOLL MID-ATLANTIC LP COMPANY, INC.** – Appls. to rezone from R-1 and HC to PDH-12 and HC to permit residential development with an overall density of 11.45 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of Leesburg Pike, N. side of Idylwood Rd. on approx. 5.85 ac. of land. Comp. Plan Rec: Residential: 16 to 20 du/ac. Tax Map 40-3 ((1)) 6, 7, 7A and 9 (pt.). (Associated with SPA 93-P-046-03).

Kelly Posusney **P/H TO 5/13/20**  
(from 9/25/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 20, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/21/19  
 Revised: 11/21/19

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

**FEATURE SHOWN**  
 None

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2019-BR-007 Addendum</u></a> (Braddock)	<b><u>VIRENDRA BERY AND AMIT BERY</u></b> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.15 dwelling units per acre (du/ac). Located on the N. side of Maury Rd. approx. 400 ft. W. of its intersection with Powell Rd., on approx. 2.32 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-3 ((2)) 14 and 14A.	Zachary Fountain	<b>APPROVAL REC</b> (D/O from 10/24/19) (P/H from 10/16/19)
<a href="#"><u>PA 2017-CW-2CP</u></a> (Countywide) (Hart)	<b><u>COMPREHENSIVE PLAN AMENDMENT (GREEN BUILDING ENERGY POLICY PLAN UPDATE)</u></b> – 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 countywide guidance for the Policy Plan, Environment section of the Comprehensive Plan, which sets forth policy recommendations for a minor change to the County’s Green Building policies. The proposed amendment would provide an increased emphasis on energy efficiency and conservation efforts as applied to green building certification for nonresidential and multifamily residential proposals.	Joseph Gorney	<b>ADOPTION REC</b> (P/H from 11/6/19)
<a href="#"><u>RZ/FDP 2018-DR-018</u></a> (Dransville)	<b><u>L&amp;F FRYING PAN, LLC</u></b> – Appls. to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Frying Pan Rd., approx. 75ft. E. of the intersection with Sunrise Valley Dr. on approx. 7.35 ac. of land. Comp. Plan Rec: Office w/an option for residential use at a density up to 5 du/ac. Tax Map 24-2 ((1)) 2, 3 and 4.	Sharon Williams	<b>APPROVAL REC</b> (P/H from 11/13/19) (from 4/4/19) (from 3/13/19)
<a href="#"><u>Z.O. Amendment</u></a> (Countywide) (Sargeant)	<b><u>PARKING RATE AT REGIONAL MALLS</u></b> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:  Revise the minimum parking requirements for shopping centers in Paragraph 23 C and D of Sect. 11-104, Minimum Required Spaces for Commercial and Related Uses: (1) Lower the gross floor area range for shopping centers subject to a minimum parking requirement of 4.8 spaces from greater than 400,000 but less than 1,000,000 square feet of gross floor area to greater than 400,000 but less than 800,000 square feet of gross floor area; and  (2) Revise the parking rate for shopping centers with a gross floor area of 800,000 square feet or more from 4.0 spaces per 1000 square feet of gross floor area to 2.8 spaces per 1000 square feet of gross floor area. The Board of Supervisors may consider a rate from 2.5 spaces up to 4.0 spaces per 1000 square feet of gross floor area.	Leslie Johnson Michael A. Davis	<b>ADOPTION REC</b> (P/H from 11/13/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 20, 2019**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/21/19  
 Revised: 11/21/19

**KEY**  
**P/H – Public Hearing**  
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 84-S-038-02</u></a> (Sully)	<a href="#"><u>DOMINION ELECTRIC SUPPLY COMPANY, INC.</u></a> – Appl. to amend RZ 84-S-038 previously approved for warehouse with associated office and retail uses to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the S. side of Lee Jackson Memorial Hwy., approx. 300 ft. E. of its intersection with Westfax Dr. on approx. 3.59 ac. of land zoned I-5, WS, AN and HC. Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 2A.	Zachary Fountain	<b>APPROVAL REC</b> (from 10/30/19) (from 9/11/19)
<a href="#"><u>FDPA 2016-HM-007-03</u></a> (Hunter Mill)	<a href="#"><u>ONE RESTON CO. LLC AND TWO RESTON CO. LLC</u></a> – Appl. to amend the final development plans for RZ 2016-HM-007 to permit development of Block G, which is part of a 36-acre mixed use development. Located on the W. side of Reston Pkwy., N. of Sunrise Valley Dr., E. of Edmund Halley Dr. and S. of the Dulles Airport Access and Toll Rd. on approx. 2.45 ac. of land zoned PDC. Tax Map 17-3 ((8)) 1A1.	Mary Ann Tsai	<b>APPROVED</b>
<a href="#"><u>CSPA 2009-HM-019-02</u></a> (Hunter Mill)	<a href="#"><u>COMSTOCK RESTON STATION HOLDINGS, LC</u></a> – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2009-HM-019 to permit sign modifications. Located on the W. side of Wiehle Ave. and N. and S. sides of Reston Station Blvd., W. side of Metro Center Dr. and S. side of Sunset Hills Rd. on approx. 10.82 ac. of land zoned PDC. Tax Map 17-4 ((1)) 17A, 17-4 ((24)) 3, 17-4 ((1)) 17L1, 17L2, 17L3, 17L4 and 17L5.	Joseph Onyebuchi	<b>APPROVED</b> (from 10/2/19)
<a href="#"><u>SE 2019-MV-017</u></a> (Mount Vernon)	<a href="#"><u>SEMIA YUSUF D/B/A PANDA CHILD CARE</u></a> – Appl. under Sects. 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9935 East Hill Dr., Lorton, 22079 on approx. 3,442 sq. ft. of land zoned PDH-5. Tax Map 113-2 ((8)) 28.	Joseph Onyebuchi	<b>APPROVAL REC</b> (from 11/6/19) (from 10/24/19)
PCA 84-L-020-26/CDPA 84-L-020-07/FDPA 84-L-020-02 (Lee)	<a href="#"><u>KINGSTOWNE M&amp;N LP AND KINGSTOWNE TOWNE CENTER LP</u></a> – Appls. to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development to permit residential/mixed-use development and associated modifications to proffers and site design at a density of 15 dwelling units per acre (du/ac). Located on the S. side of Kingstowne Village Pkwy. approx. 1,650 ft. W. of its intersection with S. Van Dorn St., on approx. 5.46 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Map 91-2 ((1)) 36B and 36G (part).	Kelly Posusney	<b>P/H TO 1/15/20</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 21, 2019**

*Posted: 9/30/19*  
*Revised: 11/12/19*

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

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

**PC MEETING CANCELLED**