

July 2020

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 No PC Meeting	2 No PC Meeting	3	4 Independence Day
5	6	7	8 PC Meeting View Agenda	9 No PC Meeting	10	11
12	13	14	15 PC Meeting View Agenda	16 No PC Meeting	17	18
19	20	21	22 PC Meeting View Agenda	23 Land Use Process Review Committee 7:30 p.m. to 9:30 p.m.	24	25
26	27	28	29 PC Meeting View Agenda	30 No PC Meeting	31	

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.

Posted: 4/30/20
Revised: 7/9/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 8, 2020
Meeting Starts at 7:30 p.m.

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 Development staff at 703-324-1290.

All persons wishing to present their views on these subjects may call the Planning Commission Office at 703-324-2865, or register online at <https://www.fairfaxcounty.gov/planningcommission/speaker> no later than 3:00 p.m. the day of the meeting, to be placed on the Speakers List; and videos need to be submitted no later than 9 a.m. the day prior to the Planning Commission meeting, and then may appear and be heard via pre-recorded video or telephone. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and Plancom@fairfaxcounty.gov.

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 available for review at the Planning Commission Office and on the County's website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Planning Commission Office at 703-324-2865.

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2019-DR-012 Dranesville	MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD – Appl. under Sects. 3-302 and 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with PCA 89-D-007-02 and 2232-D18-32).	J. Timberlake	D/O to 7/15/20 (D/O from 7/8/20) (D/O from 3/4/20) (P/H from 2/26/20) (from 2/12/20) (from 1/15/20) (from 10/16/19) (from 7/24/19) (from 10/2/19)
2232-D18-32 Dranesville	MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT – 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 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012).	J. Timberlake	D/O to 7/15/20 (D/O from 7/8/20) (D/O from 3/4/20) (P/H from 2/26/20) (from 2/12/20) (from 1/15/20) (from 10/16/19) (from 7/24/19) (from 10/2/19)
PCA 89-D-007-02 Dranesville	MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD – Appl. to amend the proffers for RZ 89-D-007 previously approved for public uses to permit a telecommunications facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the N. side of Bennett St. and E. side of Dranesville Rd. on approx. 40.68 ac. of land zoned R-3. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012).	J. Timberlake	D/O to 7/15/20 (D/O from 7/8/20) (D/O from 3/4/20) (P/H from 2/26/20) (from 2/12/20) (from 1/15/20) (from 10/16/19) (from 7/24/19) (from 10/2/19)

Posted: 4/30/20
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DETAILED MEETING AGENDA
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KEY
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D/O – Decision Only

[RZ 2019-HM-016](#)
Hunter Mill

CHRISTOPHER LAND, LLC – Appls. to rezone from R-1 to PDH-2 to permit development of up to 26 single family detached units with an overall density of 1.97 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the terminus of Floris Lane approx. 800 ft. S. of West Ox Rd. and 1,300 ft. E. of Centreville Rd. on approx. 13.2 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 25-1 ((4)) 8B, 9A and 14C.

Wanda Suder **Rec Approval**
*(D/O from 6/17/20
from 5/20/20)*

[FDP 2019-HM-016](#)
Hunter Mill

CHRISTOPHER LAND, LLC – Appls. to rezone from R-1 to PDH-2 to permit development of up to 26 single family detached units with an overall density of 1.97 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the terminus of Floris Lane approx. 800 ft. S. of West Ox Rd. and 1,300 ft. E. of Centreville Rd. on approx. 13.2 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 25-1 ((4)) 8B, 9A and 14C.

Wanda Suder **Approved**
*(D/O from 6/17/20
from 5/20/20)*

[RZ 2019-SU-021](#)
Sully

BLUE KNOB INVESTORS, LLC – Appl. to rezone from I-3, WS, AN and HC to C-8, WS, AN and HC (5.38 ac.) to permit a Vehicle Sales, Rental, and Ancillary Service Establishment with an overall Floor Area Ratio (FAR) of 0.17, and to I-5, WS, AN, and HC (6.68 ac.) to permit a Vehicle Major Service, Vehicle Light Service, and New Vehicle Storage Establishment with an overall Floor Area Ratio (FAR) of 0.07. Located on the S. side of Lee Jackson Memorial Hwy. approx. 1,200 ft. W. of its intersection with Stonecroft Blvd. on approx. 12.06 ac. of land. Comp. Plan Rec: Industrial. Tax Map 33-2 ((1)) 6 (pt.). (Concurrent with SE 2019-SU-022).

Emma Estes **Rec Approval**
*(D/O from 6/17/20
from 5/20/20)*

[SE 2019-SU-022](#)
Sully

BLUE KNOB INVESTORS, LLC – Appl. under Sect. 4-804, 5-504, 9-518, of the Zoning Ordinance to permit a Vehicle Sales, Rental, and Ancillary Service Establishment and Vehicle Light Service Establishment. Located on the S. side of Lee Jackson Memorial Hwy. approx. 1,200 ft. W. of its intersection with Stonecroft Blvd. on approx. 12.06 ac. of land zoned C-8, I-5, WS, AN and HC. Tax Map 33-2 ((1)) 6 (pt.). (Concurrent with RZ 2019-SU-021)

Emma Estes **Rec Approval**
*(D/O from 6/17/20
from 5/20/20)*

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA/CDPA/FDPA 2000-MV-046 <i>Mount Vernon</i>	AVENTON HOLDINGS I, LLC – Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2000-MV-046, previously approved for up to 650 du and 250,000 sq. ft. of office and retail, to permit up to 379 du and associated modifications to proffers and site design at a density of 94.4 dwelling units per acre (du/ac). Located on the N. side of Huntington Park Dr. approx. 300 ft. E. of its intersection with North Kings Hwy., on approx. 4.01 ac. of land zoned PRM. Comp. Plan Rec: Residential Mixed Use. Tax Map 83-3 ((38)) C and 83-3 ((1)) 88G.	Wanda Suder	D/O to 7/15/20

Posted: 4/30/20
Revised: 7/9/20

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[SE 2019-MA-014](#)

Mason

LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149.

Emma Estes

P/H to 7/29/20

(from 6/11/20)

(from 5/6/20)

(from 3/4/20)

(from 1/29/20)

[PCA 2011-PR-011-03/](#)

[FDPA 2011-PR-011-04](#)

Providence

CITYLINE PARTNERS, LLC – Appls. to amend the proffers, conditions, and final development plan for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.04. Located on the N. side of Chain Bridge Rd. and W. side of South Dartford Dr., on approx. 1.33 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 30-3 ((46)) 2 (pt.).

Kelly Posusney

Rec Approval

[FDPA 2011-PR-011-04](#)

Providence

CITYLINE PARTNERS, LLC – Appls. to amend the proffers, conditions, and final development plan for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.04. Located on the N. side of Chain Bridge Rd. and W. side of South Dartford Dr., on approx. 1.33 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 30-3 ((46)) 2 (pt.).

Kelly Posusney

Approved

[SEA 93-Y-006-02](#)

Sully

PM PLUS, LLC – Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to amend SE 93-Y-006 previously approved for a service station, quick service food store and vehicle light service establishment to permit modifications to the development conditions. Located at 13612 and 13616 Lee Hwy. and 13603 and 13607 Johnson Ave., Centerville, 20120 on approx. 1.41 ac. of land zoned C-8, WS and HC. Tax Map 54-4 ((6)) 21A, 22A, 29 and 30.

Sharon Williams

Rec Approval

(from 6/24/20)

Posted: 4/30/20
Revised: 7/16/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 15, 2020
Meeting Starts at 7:30 p.m.

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

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Posted: 4/30/20
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[PCA/CDPA 2000-MV-046](#)
Mount Vernon

AVENTON HOLDINGS I, LLC – Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2000-MV-046, previously approved for up to 650 du and 250,000 sq. ft. of office and retail, to permit up to 379 du and associated modifications to proffers and site design at a density of 94.4 dwelling units per acre (du/ac). Located on the N. side of Huntington Park Dr. approx. 300 ft. E. of its intersection with North Kings Hwy., on approx. 4.01 ac. of land zoned PRM. Comp. Plan Rec: Residential Mixed Use. Tax Map 83-3 ((38)) C and 83-3 ((1)) 88G.

Wanda Suder **Rec Approval**
(D/O from 7/8/20)

[FDPA 2000-MV-046](#)
Mount Vernon

AVENTON HOLDINGS I, LLC – Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2000-MV-046, previously approved for up to 650 du and 250,000 sq. ft. of office and retail, to permit up to 379 du and associated modifications to proffers and site design at a density of 94.4 dwelling units per acre (du/ac). Located on the N. side of Huntington Park Dr. approx. 300 ft. E. of its intersection with North Kings Hwy., on approx. 4.01 ac. of land zoned PRM. Comp. Plan Rec: Residential Mixed Use. Tax Map 83-3 ((38)) C and 83-3 ((1)) 88G.

Wanda Suder **Approved**
(D/O from 7/8/20)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA-C-052-09 <i>Mason</i>	KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.	Sharon Williams	D/O to 7/22/20
FDPA-C-052-15 <i>Mason</i>	KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.	Sharon Williams	D/O to 7/22/20

Posted: 4/30/20
Revised: 7/16/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 15, 2020
Meeting Starts at 7:30 p.m.

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

[CDPA-C-052-02](#)
Mason

KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.

Sharon Williams **D/O to 7/22/20**

[RZ 2019-SU-010](#)
Sully

K. HOVNIANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076).

Kelly Atkinson **D/O to 7/29/20**
(from 5/6/20)
(from 3/4/20)

[FDP 2019-SU-010](#)
Sully

K. HOVNIANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076).

Kelly Atkinson **D/O to 7/29/20**
(from 5/6/20)
(from 3/4/20)

[PCA 78-S-063-10](#)
Sully

K. HOVNIANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 8.28 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.). (Concurrent with RZ/FDP 2019-SU-010 and PCA 81-S-076).

Kelly Atkinson **D/O to 7/29/20**
(from 5/6/20)
(from 3/4/20)

[PCA 81-S-076](#)
Sully

K. HOVNIANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 81-S-076 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 13.34 ac. of land zoned I-4 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.).

Kelly Atkinson **D/O to 7/29/20**
(from 5/6/20)
(from 3/4/20)

Posted: 4/30/20
Revised: 7/16/20

FAIRFAX COUNTY PLANNING COMMISSION
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(Concurrent with RZ/FDP 2019-SU-010 and PCA 78-S-063-10).

[RZ 2019-MA-018](#)

Mason

CHRISTOPHER LAND, LLC – Appls. to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall density of 11.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located approx. 600 ft. W. of Ravensworth Rd. and 650 ft. S. of Little River Tnpk., N. and S. sides of McWhorter Pl., W. side of Markham St. and portions of McWhorter Pl./Markham St. to be vacated and/or abandoned on approx. 3.88 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 71-1 ((1)) 28 (pt.), 29, 31, 32, 33, 36, 37, 38A and 41 and McWhorter Pl./Markham St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for McWhorter Pl./Markham St. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

Zachary
Fountain

D/O to 7/22/20
(from 5/14/20)

[FDP 2019-MA-018](#)

Mason

CHRISTOPHER LAND, LLC – Appls. to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall density of 11.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located approx. 600 ft. W. of Ravensworth Rd. and 650 ft. S. of Little River Tnpk., N. and S. sides of McWhorter Pl., W. side of Markham St. and portions of McWhorter Pl./Markham St. to be vacated and/or abandoned on approx. 3.88 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 71-1 ((1)) 28 (pt.), 29, 31, 32, 33, 36, 37, 38A and 41 and McWhorter Pl./Markham St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for McWhorter Pl./Markham St. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

Zachary
Fountain

D/O to 7/22/20
(from 5/14/20)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 22, 2020
Meeting Starts at 7:30 p.m.

Posted: 4/30/20
 Revised: 7/23/20

KEY
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D/O – Decision Only

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ 2019-HM-011 Addendum <i>(Hunter Mill)</i>	SAKTHIVEL CHINNASAMY AND NANDAKUMAR SREENIVASAN – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.85 dwelling units per acre (du/ac). Located on the N. side of Old Courthouse Rd., approx. 300 ft. E. of Irvin St., on approx. 1.05 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 28.	Joseph Onybuchi	Rec Denial <i>(D/O from 6/12/20)</i> <i>(from 4/29/20)</i> <i>(from 3/18/20)</i> <i>(from 3/4/20)</i> <i>(from 1/15/20)</i>
PCA-C-052-09 <i>Mason</i>	KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.	Sharon Williams	Rec Approval <i>(D/O from 7/15/20)</i>
FDPA-C-052-15 <i>Mason</i>	KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and	Sharon Williams	Approved <i>(D/O from 7/15/20)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 22, 2020
Meeting Starts at 7:30 p.m.

Posted: 4/30/20
Revised: 7/23/20

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

HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.

[CDPA-C-052-02](#)
Mason

KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio (FAR). Located on the E. side of Seminary Rd., S. of Leesburg Pike and N. of South George Mason Dr. on approx. 6.45 ac. of land zoned PDC, CRD, SC and HC. Comp. Plan Rec: Mixed Uses. Tax Map 62-3 ((1)) 30, 33,35, 35A and 45.

Sharon Williams **Rec Approval**
(D/O from 7/15/20)

[RZ 2019-MA-018](#)
Mason

CHRISTOPHER LAND, LLC – Appls. to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall density of 11.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located approx. 600 ft. W. of Ravensworth Rd. and 650 ft. S. of Little River Tnpk., N. and S. sides of McWhorter Pl., W. side of Markham St. and portions of McWhorter Pl./Markham St. to be vacated and/or abandoned on approx. 3.88 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 71-1 ((1)) 28 (pt.), 29, 31, 32, 33, 36, 37, 38A and 41 and McWhorter Pl./Markham St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for McWhorter Pl./Markham St. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

Zachary Fountain **Rec Approval**
(D/O from 7/15/20)
(from 5/14/20)

[FDP 2019-MA-018](#)
Mason

CHRISTOPHER LAND, LLC – Appls. to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall density of 11.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located approx. 600 ft. W. of Ravensworth Rd. and 650 ft. S. of Little River Tnpk., N. and S. sides of McWhorter Pl., W. side of Markham St. and portions of McWhorter Pl./Markham St. to be vacated and/or abandoned on approx. 3.88 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 71-1 ((1)) 28 (pt.), 29, 31, 32, 33, 36, 37, 38A and 41 and McWhorter Pl./Markham St. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for McWhorter Pl./Markham St. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

Zachary Fountain **Approved**
(D/O from 7/15/20)
(from 5/14/20)

FAIRFAX COUNTY PLANNING COMMISSION
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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ 2019-DR-013 <i>Sully</i>	MARGARET F. AHBE, TRUSTEE – Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.75 dwelling units per acre (du/ac), approval of the final development plan. Located on the S. side of Jarrett Valley Dr. and W. side of Leesburg Pike on approx. 1.72 ac. of land. Comp. Plan Rec: 1-2 du/ac. Dranesville District. Tax Map 29-1 ((1)) 10.	Daniel Creed	Rec Approval <i>(from 5/14/20)</i> <i>(from 4/29/20)</i>
FDP 2019-DR-013 <i>Sully</i>	MARGARET F. AHBE, TRUSTEE – Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.75 dwelling units per acre (du/ac), approval of the final development plan. Located on the S. side of Jarrett Valley Dr. and W. side of Leesburg Pike on approx. 1.72 ac. of land. Comp. Plan Rec: 1-2 du/ac. Dranesville District. Tax Map 29-1 ((1)) 10.	Daniel Creed	Approved <i>(from 5/14/20)</i> <i>(from 4/29/20)</i>

Posted: 7/29/20
Revised: 7/30/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday July 29, 2020
Meeting Starts at 7:30 p.m.

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 Development staff at 703-324-1290.

All persons wishing to present their views on these subjects may call the Planning Commission Office at 703-324-2865, or register online at <https://www.fairfaxcounty.gov/planningcommission/speaker> no later than 3:00 p.m. the day of the meeting, to be placed on the Speakers List; and videos need to be submitted no later than 9 a.m. the day prior to the Planning Commission meeting, and then may appear and be heard via pre-recorded video or telephone. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and Plancom@fairfaxcounty.gov.

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 available for review at the Planning Commission Office and on the County’s website at www.fairfaxcounty.gov. To make arrangements to view the documents, please contact the Planning Commission Office at 703-324-2865.

Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. All televised government meetings are closed captioned. For other accommodations, please call the Planning Commission Office, 703-324-2865, TTY: 711 (Virginia Relay Center), as soon as possible but no later than 48 hours before the public hearing.

FEATURE SHOWN

2232-H19-6 – Fairfax County Park Authority, Lake Fairfax Park Master Plan Revision, 1400 Lake Fairfax Drive

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2019-SU-010</u> Sully	K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076).	Kelly Atkinson	Rec Approval (D/O from 7/15/20) (from 5/6/20) (from 3/4/20)
<u>FDP 2019-SU-010</u> Sully	K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appls. to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (du/ac) (Inclusive of ADU/WDUs) and approval of the conceptual and final development plan. Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 21.62 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 and 8C. (Concurrent with PCA 78-S-063-10 and PCA 81-S-076).	Kelly Atkinson	Approved (D/O from 7/15/20) (from 5/6/20) (from 3/4/20)
<u>PCA 78-S-063-10</u> Sully	K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 8.28 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.).	Kelly Atkinson	Rec Approval (D/O from 7/15/20) (from 5/6/20) (from 3/4/20)

Posted: 7/29/20
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**FAIRFAX COUNTY PLANNING COMMISSION
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(Concurrent with RZ/FDP 2019-SU-010 and PCA 81-S-076).

[PCA 81-S-076](#)
 Sully

K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC – Appl. to amend the proffers for RZ 81-S-076 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.62 (Inclusive of ADU/WDUs). Located on the E. side of Sully Rd., W. side of Park Meadow Dr. and N. side of Poplar Tree Rd. on approx. 13.34 ac. of land zoned I-4 and WS. Comp. Plan Rec: Mixed Uses. Tax Map 44-3 ((6)) 8B1 (pt.) and 8C (pt.).
 (Concurrent with RZ/FDP 2019-SU-010 and PCA 78-S-063-10).

Kelly Atkinson **Rec Approval**
(D/O from 7/15/20)
(from 5/6/20)
(from 3/4/20)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
CSP 2013-LE-008 <i>Lee</i>	SOUTH ALEX SUBSIDIARY, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2013-LE-008. Located on the S. side of Poag St. and W. and E. side of Red Star Ln., W. of the intersection of Richmond Ave. and N. of Kings Hwy. on approx. 7.38 ac. of land zoned PDH-40, CRD and HC. Tax Map 83-3 ((1)) 7B and 83-3 ((44)) D.	Wanda Suder	Approved <i>(from 4/29/20)</i> <i>(from 3/18/20)</i>
CSP 2011-PR-011-03 <i>Providence</i>	TYSONS LW HOTEL ASSOCIATES, L.P. – Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the N. side of Chain Bridge Rd. and W. side of Colshire Dr., S. of Dolley Madison Blvd. on approx. 32,502 sq. ft. of land zoned PTC and HC. Tax Map 30-3 ((28)) D3.	Alexis Robinson	Approved
PCA 84-L-020-27/ CDPA 84-L-020-08/ FDPA 84-L-020-02-16 <i>Lee</i>	KINGSTOWNE PARCEL O LP – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 84-L-020, previously approved for mixed use development, to permit residential development and associated modifications to proffers and site design at a density of 46 dwelling units per acre (du/ac). Located on the S. side of Kingstowne Blvd., E. side of Kingstowne Village Parkway and N. side of Kings Centre Dr., on approx. 7.15 ac. of land zoned PDC, NR. Comp. Plan Rec: Mixed Use Development. Tax Map 91-2 ((1)) 32F.	Katelyn Quinn	Rec Approval <i>(from indef Def)</i>
RZ 2018-PR-010 <i>Providence</i>	JRS @TYSONS, LLC – Appl. to rezone from C-5, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 6.28, which includes bonus density for workforce housing and approval of the conceptual development plan. Located on the N. side of Watson St. approx. 130 ft. W. of International Dr. on approx. 1.1 ac. of land. Comp. Plan Rec: Commercial/Retail with Option for Residential Mixed Use. Tax Map 29-4 ((2)) 21, 21A and 22.	Kelly Posusney	D/O to 9/16/20
SE 2020-PR-006 <i>Providence</i>	MOHAMED ELRAFAEI/D/B/A MINT CAFE – Appl. under Sect. 4-204 of the Zoning Ordinance to permit a restaurant. Located at 7787 Leesburg Pike, Falls Church, 22043 on approx. 25,287 sq. ft. of land zoned C-2 and HC. Tax Map 39-2 ((1)) 42.	Alexis Robinson	Rec Approval <i>(from 6/24/20)</i>

Posted: 7/29/20
Revised: 7/30/20

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[SE 2019-MA-014](#)

Mason

LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149.

Emma Estes

P/H to 9/16/20
(from 7/8/20)
(from 6/11/20)
(from 5/6/20)
(from 3/4/20)
(from 1/29/20)