

May 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	2
3	4	5	6 PC Meeting View Agenda	7 Land Use Process Review zMOD and Adult Day Care Centers Electronic Meeting 7:30 p.m. to 9:30 p.m.	8	9
10	11	12	13 Land Use Process Review zMOD Workshop MEETING CANCELLED	14 PC Meeting View Agenda	15	16
17	18	19	20 PC Meeting View Agenda	21 No PC Meeting	22	23
24/31	25 Memorial Day County Closed	26	27 No PC Meeting	28 No PC Meeting	29	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 May 6, 2020

Meeting Starts at 7:30 p.m.

Posted: 5/7/20
Revised: 5/7/20

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2018-PR-021 (Providence)	GEORGELAS, LLC – Appl. to rezone from C-8, I-4 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.5. Located on the N. side of Tyco Rd. approx. 1/8th mile E. of its intersection with Leesburg Pike on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed-Use, Office and Park/Open Space. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with RZ 2018-PR-022 and FDP 2018-PR-022).	Stephen Gardner	REC APPROVAL (D/O from 4/22/20) (D/O from 3/11/20) (D/O from 12/11/19) (D/O from 10/10/12) (P/H from 9/25/19 (from 9/11/19) (from 7/17/19)
RZ 2018-PR-022 (Providence)	GEORGELAS, LLC – Appl. to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. on approx. 7.32 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use and Residential Mixed-Use. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55. (Concurrent with RZ 2018-PR-021 and FDP 2018-PR-022).	Stephen Gardner	REC APPROVAL (D/O from 4/22/20) (D/O from 3/11/20) (D/O from 12/11/19) (D/O from 10/10/12) (P/H from 9/25/19 (from 9/11/19) (from 7/17/19)
FDP 2018-PR-022 (Providence)	GEORGELAS, LLC – Appl. to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. on approx. 7.32 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use and Residential Mixed-Use. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55. (Concurrent with RZ 2018-PR-021 and FDP 2018-PR-022).	Stephen Gardner	APPROVED (D/O from 4/22/20) (D/O from 3/11/20) (D/O from 12/11/19) (D/O from 10/10/12) (P/H from 9/25/19 (from 9/11/19) (from 7/17/19)

Continued on Next Page

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 2006-HM-017-02</u> (Hunter Mill)	CENTREVILLE ROAD LC – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 2006-HM-017 previously approved for a child care center to permit deletion of land area and associated modifications to site design and development conditions. Located at 2745 and 2747 Centreville Rd., Herndon, 20171 on approx. 2.61 ac. of land zoned R-1. Tax Map 25-1 ((1)) 34C and 34D.	Joseph Onyebuchi	REC APPROVAL (from 4/2/20) (from 3/11/20)
<u>RZ 2019-PR-017</u> (Providence)	TAMARES 7950 OWNER, LLC – Appls. to rezone from C-3 to PDC to permit office and restaurant development with an overall Floor Area Ratio (FAR) of 1.07 and approval of the conceptual and final development plan. Located on the N. side of Jones Branch Dr. approx. 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land. Comp. Plan Rec: Office. Tax Map 29-2 ((15)) C1. (Concurrent with PCA 88-D-005-11 and SEA 94-P-040-04).	Katelyn Quinn	REC APPROVAL (from 4/2/20) (from 3/25/20)
<u>FDP 2019-PR-017</u> (Providence)	TAMARES 7950 OWNER, LLC – Appls. to rezone from C-3 to PDC to permit office and restaurant development with an overall Floor Area Ratio (FAR) of 1.07 and approval of the conceptual and final development plan. Located on the N. side of Jones Branch Dr. approx. 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land. Comp. Plan Rec: Office. Tax Map 29-2 ((15)) C1. (Concurrent with PCA 88-D-005-11 and SEA 94-P-040-04).	Katelyn Quinn	APPROVED (from 4/2/20) (from 3/25/20)
<u>PCA 88-D-005-11</u> (Providence)	TAMARES 7950 OWNER, LLC – Appl. to amend the proffers for RZ 88-D-005 previously approved for office to delete 16.74 acres to be included in concurrent RZ 2019-PR-017. Located on the N. side of Jones Branch Dr. approx. 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land zoned C-3. Comp. Plan Rec: Office. Tax Map 29-2 ((15)) C1. (Concurrent with SEA 94-P-040-04 and RZ/FDP 2019-PR-017).	Katelyn Quinn	REC APPROVAL (from 4/2/20) (from 3/25/20)
<u>SEA 94-P-040-04</u> (Providence)	TAMARES 7950 OWNER, LLC – Appl. under Sects. 9-607 and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for an increase in building height, waiver of sign regulations, a roof top helistop and ground mounted communications facilities to permit deletion from land area and development conditions and associated modifications to site design. Located at 7950 Jones Branch Dr., McLean, 22102 on approx. 16.74 ac. of land zoned C-3. Tax Map 29-2 ((15)) C1. (Concurrent with	Katelyn Quinn	REC APPROVAL (from 4/2/20) (from 3/25/20)

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PCA 88-D-005-11 and RZ/FDP 2019-PR-017).

[CSP 2019-PR-017](#)
(Providence)

TAMARES 7950 OWNER, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2019-PR-017. Located on the N. side of Jones Branch Dr., 130 ft. E. of its intersection with Westbranch Dr. on approx. 16.74 ac. of land zoned C-3. Tax Map 29-2 ((15)) C1.

Katelyn Quinn

APPROVED
(from 4/2/20)
(from 3/25/20)

[CSPA 2009-HM-014-02](#)
(Hunter Mill)

RESTON HOSPITAL CENTER, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2009-HM-014 to permit sign modifications. Located N. of New Dominion Pkwy., W. of Town Center Pkwy., E. and S. of Town Center Dr., on approx. 13.57 ac. of land zoned PRC. Tax Map 17-1 ((1)) 15B.

K. McMahan

APPROVED
(from 4/2/20)

[CSPA 2006-SU-025-02](#)
(Sully)

TOLL VA VII, L.P. – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2006-SU-025 to permit sign modifications. Located on the E. side of Newbrook Dr., approx. 400 ft. from its eastern intersection with Westfields Blvd. on approx. 7.96 ac. of land zoned PDC and WS. Tax Map 44-1 ((20)) A.

Emma Estes

APPROVED
(from 3/18/20)

[SE 2020-SU-004](#)
(Sully)

HAFT/EQUITIES-SULLY PLAZA LIMITED PARTNERSHIP – Appl. under Sects. 7-607 and 9-006 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District. Located at 13900 Lee Jackson Memorial Hwy., Chantilly, 20151 on approx. 13,788 sq. ft. of land zoned C-8, WS and HC. Tax Map 34-4 ((1)) 16C (pt.).

Kelly Atkinson

REC APPROVAL

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday May 14, 2020
Meeting Starts at 7:30 p.m.**

Posted: 5/15/20
Revised: 5/15/20

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FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2019-DR-012</u> (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 Def to 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)
<u>2232-D18-32</u> (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 Def to 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)
<u>PCA 89-D-007-02</u> (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 Def to 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)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2019-BR-019</u> (Braddock)	CONLEY DEVELOPMENT, LLC – Appl. to rezone from R-1 to R-2 to permit residential development with a total density of 2.0 dwelling units per acre (du/ac). Located on the W. side of Olley Ln. approx. 865 ft. S. of its intersection with Little River Turnpike on approx. 1.0 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 58-4 ((12)) 8.	Emma Estes	D/O to 5/20/20 (from 4/22/20)
<u>RZ/FDP 2019-LE-012</u> (Lee)	BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC – Appls. to rezone from R-1 to PDC to permit continuing care facility and church with child care center with an overall	Daniel Creed	P/H TO 5/20/20 (from 4/29/20) (from 2/12/20)

**FAIRFAX COUNTY PLANNING COMMISSION
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**Thursday May 14, 2020
Meeting Starts at 7:30 p.m.**

Posted: 5/15/20
Revised: 5/15/20

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Floor Area Ratio (FAR) of 0.62 and approval of the conceptual and final development plan. Located on the E. side of Telegraph Rd., S. of its intersection with Mission Ct. on approx. 7.61 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 92-1 ((1)) 23 and 24.

[PCA 93-H-043](#)
(Hunter Mill)

MICHAEL F. FLAHERTY – Appl. to amend the proffers for RZ 1993-H-043 to permit deletion of land area. Located on the E. side of Lupine Dr. and N. side of Drewlaine Dr. approx. 900 ft. N. of its intersection with Old Courthouse Rd. on approx. 15,310 sq. ft. of land zoned R-2 (Cluster). Comp. Plan Rec: 1-2 du/ac. Tax Map 28-4 ((34)) E.

Joseph
Onyebuchi

REC. APPROVAL
(from 4/29/20)
(from 5/20/20)

[SEA 2017-SP-028](#)
(Springfield)

SERITAGE SRC FINANCE, LLC – Appl. under Sects. 9-014 and 9-620 of the Zoning Ordinance to amend SE 2017-SP-028 previously approved for a waiver of certain sign regulations to permit additional sign area and modifications to development conditions. Located at 12000 L. Fair Oaks Mall, Fairfax, 22033 on approx. 15.07 ac. of land zoned C-7 and HC. Tax Map 46-3 ((8)) 2.

Zachary
Fountain

REC. APPROVAL
(from 4/29/20)

[2018-CW-2CP](#)
(Countywide)

NATURAL LANDSCAPING AT COUNTY FACILITIES - On November 20, 2018, the Board of Supervisors authorized consideration of a plan amendment to incorporate support for natural landscaping at county facilities within the Policy Plan volume of the Comprehensive Plan. Plan Amendment 2018-CW-2CP proposes to add an objective and related policies to the Public Facilities element of the Policy Plan so that public facilities and sites would be designed, retrofitted, and maintained in an environmentally-sensitive manner with a focus on natural landscaping. Additionally, a definition for Natural Landscaping would be added to the Glossary of the Comprehensive Plan.

J. Gorney

REC. ADOPTION
(from 4/29/20)

FAIRFAX COUNTY PLANNING COMMISSION
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FEATURE SHOWN

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
CSPA 87-S-039-05 (Braddock)	FAIRFAX CORNER RETAIL LC – Appl. under Sects. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 87-S-039 to permit sign modifications. Located on the S. side of Random Hills Rd., E. side of Government Center Pkwy. and N. side of Monument Dr. on approx. 35.0 ac. of land zoned PDC. Tax Map 56-1 ((1)) 47E (pt.), 47G3, 47H, 47I, 47L, 47K, 47T, 47S1, 47J, 47P, 47Q and 47R.	Zachary Fountain	Approved (from 4/22/20) (from 4/2/20) (From 4/1/20)
CSP 2000-HM-044 (Hunter Mill)	FAIRFIELD WPE, LLC – Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2000-HM-044. Located on the W. side of Monroe St., S. side of Woodland Dr. and N. side of E. Park Dr. on approx. 5.06 ac. of land zoned PDC. Tax Map 16-4 ((27)) 2.	Joseph Onyebuchi	Approved (from 5/14/20) (from 6/10/20)

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[RZ 2019-LE-012](#)
(Lee)

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Daniel
Creed

Rec Approval
(P/H from 5/20/20)
(from 4/29/20)
(from 2/12/20)

[FDP 2019-LE-012](#)
(Lee)

BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC – Appls. to rezone from R-1 to PDC to permit continuing care facility and church with child care center with an overall Floor Area Ratio (FAR) of 0.62 and approval of the conceptual and final development plan. Located on the E. side of Telegraph Rd., S. of its intersection with Mission Ct. on approx. 7.61 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 92-1 ((1)) 23 and 24.

Daniel
Creed

Approved
(P/H from 5/20/20)
(from 4/29/20)
(from 2/12/20)