

Fairfax County Planning Commission



REPORT OF ACTIVITIES
2005

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Sharon Bulova, Vice Chairman, Braddock District

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Catherine M. Hudgins, Hunter Mill District

Gerald W. Hyland, Mt. Vernon District
Dana Kauffman, Lee District
Elaine McConnell, Springfield District
Linda Q. Smyth, Providence District

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PLANNING COMMISSION

Peter F. Murphy, Jr., Chairman, Springfield District
John R. Byers, Vice Chairman, Mt. Vernon District
Suzanne F. Harsel, Secretary, Braddock District
Walter L. Alcorn, Parliamentarian, At-Large

Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, At-Large
Nancy Hopkins, Dranesville District

Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Laurie F. Wilson, At-Large

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Assistant Director

MISSION

Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land use policies and plans that will result in orderly, balanced and equitable County growth.

Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land use issues;
- Actively support and encourage public participation in the land use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



FAIRFAX COUNTY

FAIRFAX COUNTY PLANNING COMMISSION

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VIRGINIA

October 2006

Board of Supervisors
County of Fairfax
Fairfax, Virginia 22035

Mr. Chairman and Members of the Board:

The Fairfax County Planning Commission is pleased to submit its *Report of Activities for 2005*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

In addition to holding workshops and public hearings, as well as making recommendations on land-use applications, Code amendments, and the Capital Improvement Program, last year the Planning Commission completed its review of nominations to amend the Comprehensive Plan for the four North County Districts (Dranesville, Hunter Mill, Providence and Sully).

A complete list of the land-use applications acted on by the Commission in 2005 is included in the *Report of Activities*.

The Planning Commission's committees continued to meet with staff, citizens, and other boards, authorities and commissions to develop recommendations on a variety of land-use related issues, as documented in the committee section of this report.

To meet its citizen outreach goal, Commission staff held the first in a series of planned neighborhood colleges designed to help the public understand the role of the citizen and the Planning Commission in the land-use planning and development process. The Commission staff also launched the *Planning Communicator*, a quarterly online newsletter, and continued to expand the amount of information available on its web site.

The Planning Commission continues to pledge its full support to maintain the quality of life in Fairfax County through balanced land use planning.

Respectfully submitted,

Peter F. Murphy, Jr.
Chairman
Springfield District

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Introduction

This *Report of Activities* highlights the activities of the Planning Commission as well as its standing and special committees for the twelve months of 2005. During this period, the Commission took action and/or forwarded recommendations to the Board of Supervisors on 295 land use items. The table below provides a quarterly breakdown of the actions taken by application type.

2005 Quarterly Actions by Land Use Application Type

	1 st	2 nd	3 rd	4 th	Total
<i>Special Exception Applications</i>					
SE (new applications for a Special Exception)	7	9	7	7	30
SEA (amendments to a previously approved SE)	6	4	5	6	21
<i>Rezoning Applications & Associated Development Plans</i>					
RZ (new rezoning applications)	9	9	7	14	39
PCA (amendments to previously approved proffers)	7	2	5	8	22
FDP (new final development plans)	3	3	5	7	18
FDPA (amendments to a previously approved FDP)	7	6	2	0	15
CPA (amendments to a previously approved Conceptual Plan)	0	1	0	0	1
<i>Comprehensive Signage Plan Applications</i>					
CSP (new applications)	0	0	0	0	0
CSPA (amendments to previous applications)	1	0	5	0	6
<i>Public Facility Applications</i>					
2232 (new applications for a public facility)	3	3	5	7	18
2232A (amendments to previously approved 2232s)	1	3	0	3	7
FS (new requests for a feature shown determination)	10	9	9	10	38
FSA (amendments to previously approved FS items)	5	11	1	1	18
<i>Amendments to the Comprehensive Plan</i>					
Board Authorized Plan Amendments	4	4	0	0	8
Area Plans Review Items	0	22	0	0	22
<i>Agricultural & Forestal District Applications</i>					
AF (new applications)	0	0	0	2	2
AR (to renew an existing AF district)	4	0	0	3	7
<i>Code Amendments</i>					
	3	4	1	2	10
<i>Policy, Procedural and/or Land Use Documents</i>					
Zoning Ordinance Amendment Work Program	1	0	0	0	1
Capital Improvement Program	1	0	0	0	1
Citizens Guide to the 2005-2005 South County Area Plans Review	0	1	0	0	1
<i>Miscellaneous</i>					
Review of Site Plans, Architectural Renderings, etc.	0	4	1	1	6
Public Street Frontage Waivers	0	2	0	0	2
Variance/Special Permit Cases (from BZA)	0	0	0	1	1
Chesapeake Bay Map Amendment	0	0	0	1	1
TOTAL	72	97	53	73	295

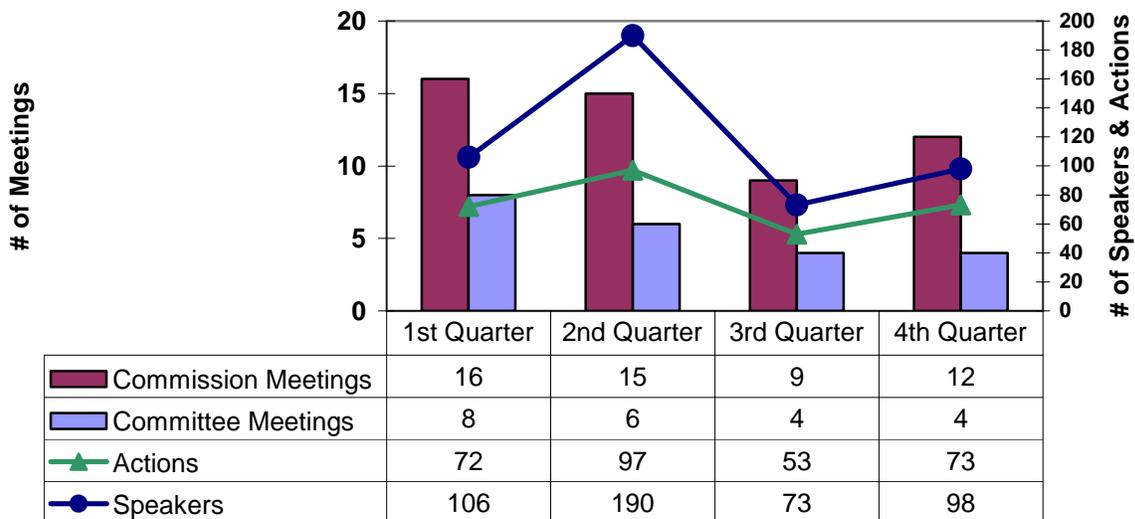
When compared to a similar breakdown of 2004 land use actions, there were reductions in the following categories: special exceptions (from 57 in 2004 to 51 in 2005); rezonings (from 48 to 39); proffered condition amendments (from 33 to 22); and final, amended, and conceptual development plans (from 37 to 34). Actions taken on Code amendments remained stable at ten for each year.

Introduction

Increases were experienced in four areas: comprehensive signage plans (from 1 in 2004 to 6 in 2005); public facility and feature shown items (from 69 in 2004 to 81 in 2005); amendments to the Comprehensive Plan (17 in 2004 and 30 in 2005); agricultural and forestal district items (2 in 2004 and 9 in 2005). The high volume of public facility and feature shown applications will likely continue due to consumer demand for a variety of telecommunication service providers, expanded coverage areas, and improved cellular service. The increase in agricultural and forestal districts was expected in 2005 due primarily to the renewal requirement every eight years. Comprehensive Plan amendments were also expected to increase from the number acted upon the previous year due to the North County Area Plans Review process. The number of Plan amendments is expected to remain at this higher level for one more year since the Commission is scheduled to take action in 2006 on South County Area Plans Review nominations.

During the 52 regular meetings held in 2005, the Commission received testimony from 467 speakers. As illustrated in the chart below, more Commission meetings were held in the first quarter however the highest volume of speakers occurred in the second quarter, due to the public hearings on North County APR nominations held in April 2005. The fewest number of Commission meetings typically occur in the third quarter due to the August recess when the Commission is not in session.

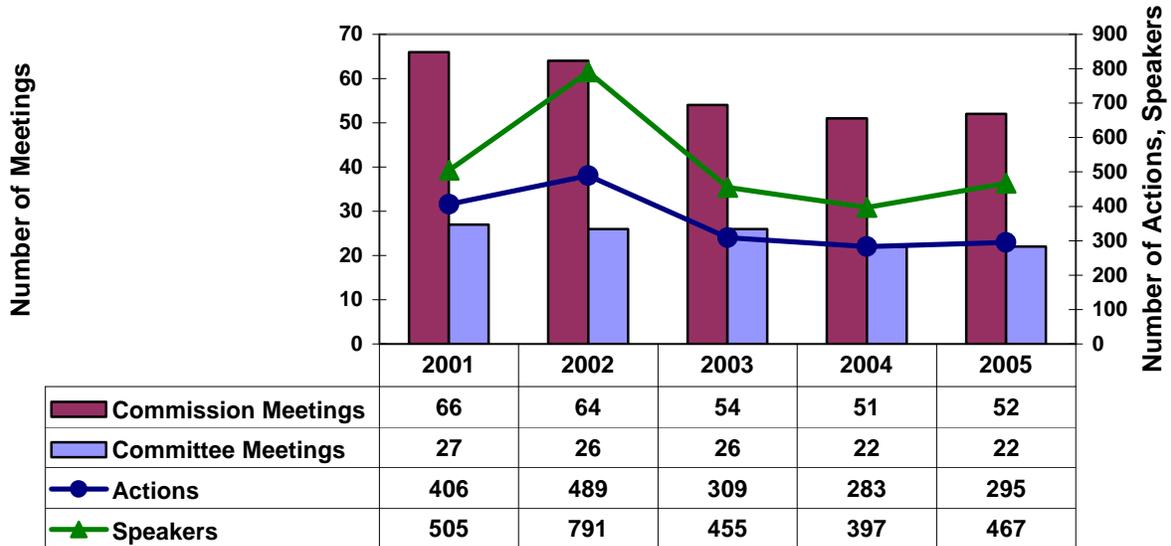
Meeting Data 2005



As shown on the next page, the number of regular Planning Commission meetings has dropped from a high of 66 meetings in 2001 to 52 in 2005. The length of meetings however has increased from an average of 2 ½ hours per meeting in 2001 to 3 ¼ hours in 2005. This rise is based more on the complexity of applications rather than the number of speakers, particularly given that effective January 2004 time limits for citizen testimony were reduced from five to three minutes for those not registering in advance of the actual public hearing.

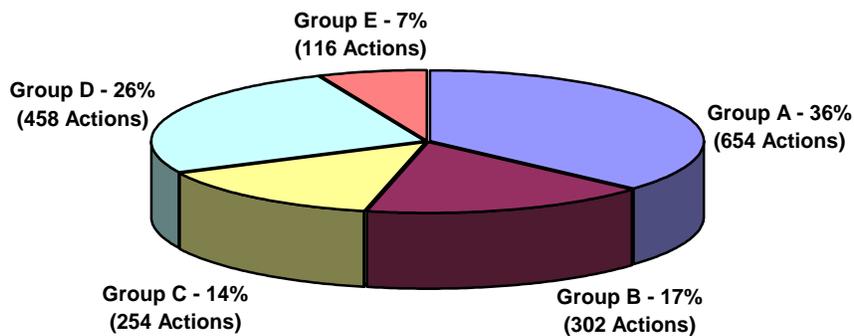
Introduction

2001 - 2005 Meeting Data



The number of regular Commission meetings and the number of committee meetings has been stable the last two years; however, it is expected that the number of committee meetings will increase in 2006. The high volume of land use actions taken in 2001 and 2002 was due to a significant increase in public facility telecommuni-cation applications in 2001 and the North County Area Plans Review process held in 2002.

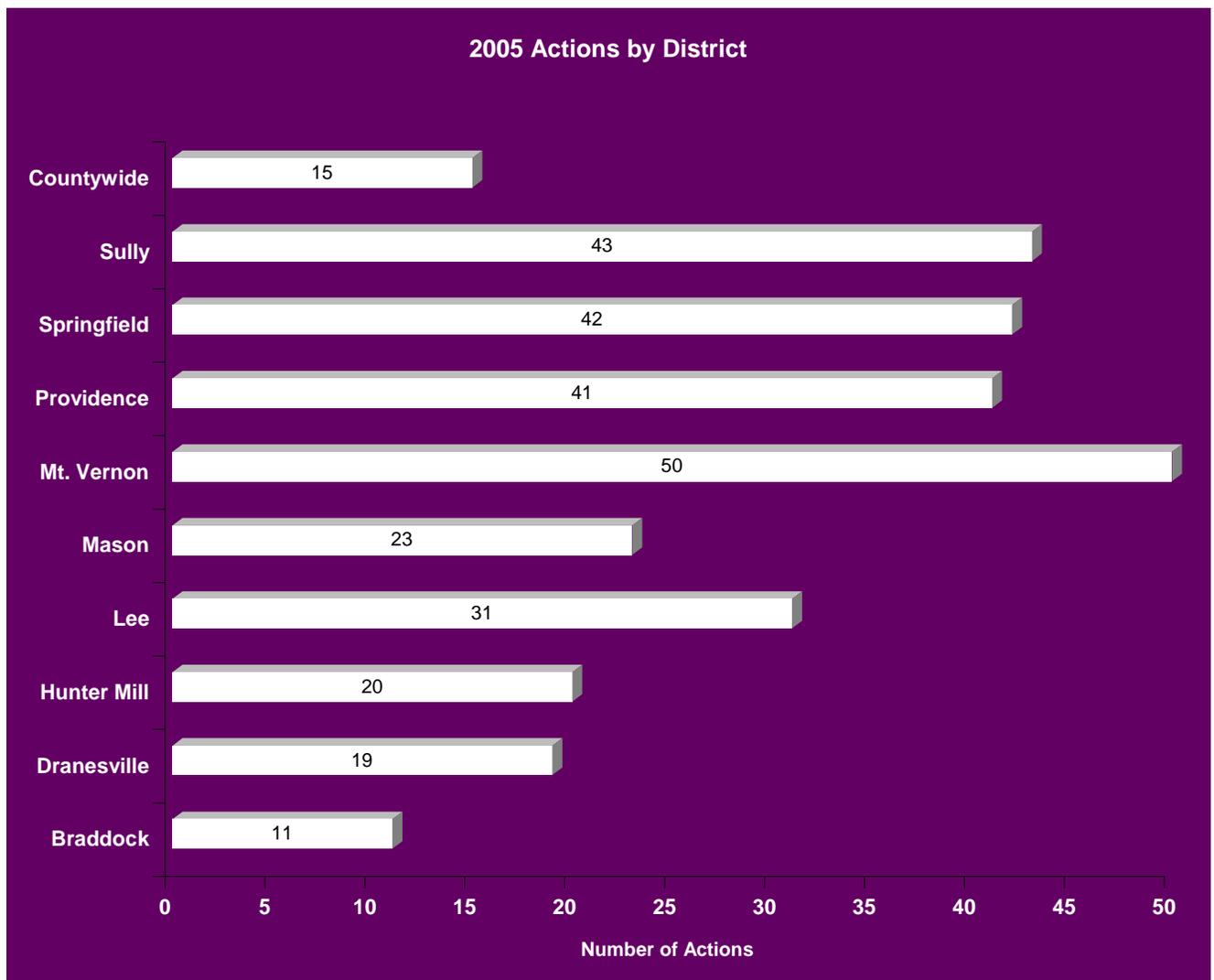
Actions by Application Type, 2001-2005



- Group A (Rezoning and related applications and Agricultural/Forestal District applications)
- Group B (Special Exception and related applications)
- Group C (Amendments to the Comprehensive Plan)
- Group D (Public Facility and Feature Shown applications)
- Group E (Miscellaneous applications)

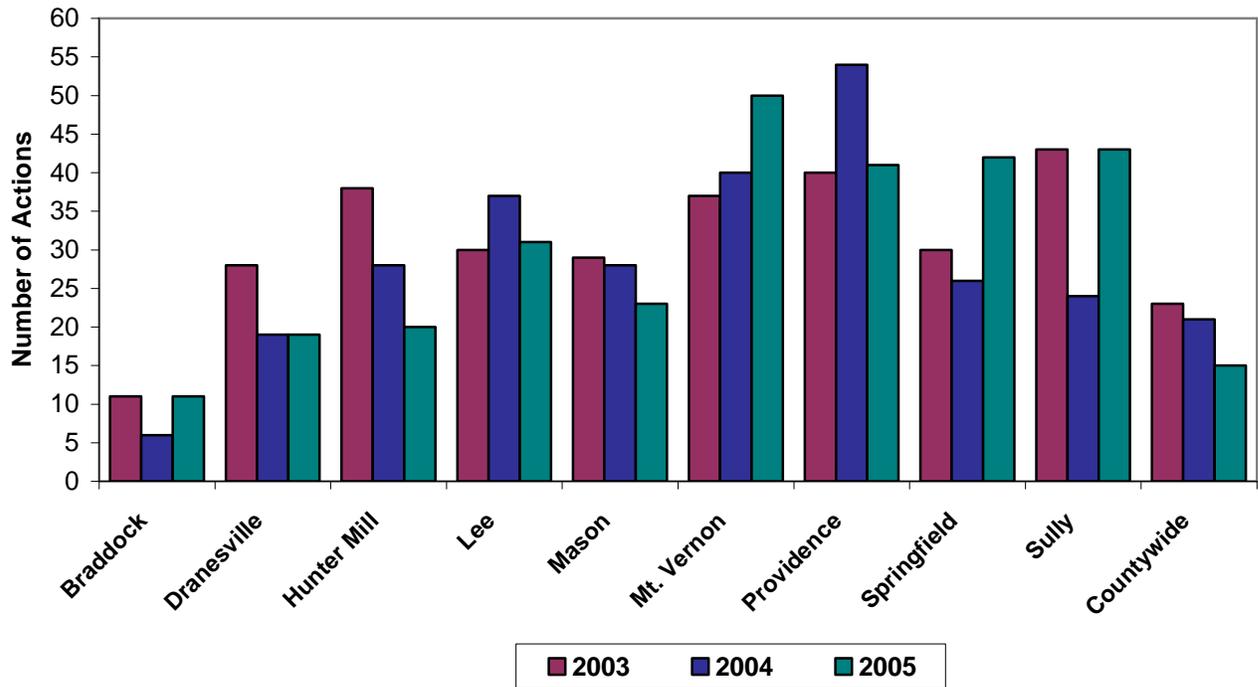
Introduction

The graph below illustrates that the four districts with the most land use activity in 2005 were Mount Vernon, Providence, Springfield and Sully. It was expected that the four North County districts (Dranesville, Hunter Mill, Providence and Sully) would be unusually active due to the North County APR process held in 2005. However, fewer Plan nominations than anticipated were submitted and a large group of nominations in the Tysons area were deferred for a special study.



A three year comparison of land use actions taken by district is provided on the next page.

2003 - 2005 Actions by District



The Board of Supervisors continued to concur with at least 98% of the recommendations forwarded by the Planning Commission during 2005. This high concurrence rate demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, the *Report of Activities* provides information about the twelve members of the Planning Commission as well as an overview of the Commission committee and staff activities. The final section is a short description by district of each application acted upon by the Planning Commission in 2005.

2005 Planning Commission Members

The Planning Commission was established on July 6, 1938. An excerpt from Chapter 2 of the Planning Commission *Bylaws & Procedures* states:

- In accordance with applicable sections of the *Code of Virginia* and the Zoning Ordinance of Fairfax County, the Planning Commission shall consist of not less than five nor more than 15 members, appointed by the Board of Supervisors, all of whom shall be residents of the County, qualified by knowledge and experience to make land use recommendations and decisions; provided that at least one-half of the members so appointed shall be owners of real property.
- There shall be one member from each District.
- Members shall be appointed for four years, or until a successor takes office, and terms of appointment shall be staggered.

The 2005 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Suzanne F. Harsel
Dranesville District	Nancy Hopkins
Hunter Mill District	Frank de la Fe
Lee District	Rodney Lusk
Mason District	Janet Hall
Mount Vernon District	John R. Byers
Providence District	Kenneth Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	Ronald W. Koch
At-Large	Walter Alcorn, James Hart, Laurie Frost Wilson



Photographs of the Planning Commission members, listed in alphabetical order, are provided below and on the next several pages.



Walter L. Alcorn
At-Large

Walter Alcorn was first appointed to the Planning Commission in an At-Large capacity by the Board of Supervisors upon a motion by former Board Chairman Kate Hanley. His first four-year term was effective in January 1997. In December 2004, Commissioner Alcorn was reappointed by the Board following a motion by Chairman Connolly for a second term that will expire

2005 Planning Commission Members

in December 2008. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997, having completed course requirements established by the Virginia Citizens Planning Association (VCPA) in conjunction with Virginia Tech.

In January 2005, Alcorn was elected to his third consecutive term as Planning Commission Parliamentarian. In 2005, Alcorn served as chair of the Environment Committee. He was also a member of the Policy & Procedures Committee and the School Facilities Committee.

Alcorn received his B.A. from the University of Virginia in 1988 and is currently an environmental consultant specializing in the development of a national system for recycling electronic equipment. Formerly he was a Deputy Division Manager in the Technology Research Group for Science Applications International Corporation (SAIC). Prior to his private sector employment, Alcorn was a Policy Aide to a former Providence District member of the Board of Supervisors. He currently resides in Reston with his wife and two children.

John R. Byers

Mount Vernon District

John R. Byers was first appointed to represent the Mount Vernon District on the Planning Commission by the Board of Supervisors (on a motion by former Supervisor Egge) in January 1986. He was appointed by the Board to his sixth consecutive four-year term (on a motion by Supervisor Hyland) at the end of 2005 and his current term will expire in December 2009.



Prior to being appointed to the Planning Commission, Byers participated in the initial development of the Fairfax County Comprehensive Plan as a member of the PLUS Committee and was subsequently appointed to the Area IV Task Force for annual reviews of the Comprehensive Plan. He was appointed by the Board of Supervisors to the Fairfax County Group Residential Facilities Commission, which he chaired for eight years. He currently represents the Planning Commission on the Laurel Hill Task Force and in August 2005 was appointed by the Board to co-chair the Base Realignment & Closure (BRAC) Task Force.

Commissioner Byers has been a member of the Planning and Zoning Committee of the Mount Vernon Council for over 35 years and was elected four times to chair his civic association. He was a charter member of the Board of Directors of the Southeast Fairfax Development Corporation and served as Vice-President until his appointment to the Planning Commission.

2005 Planning Commission Members

In January 2005, Byers was elected Planning Commission Vice Chairman for the ninth consecutive year. Byers was a member of the following 2005 committees: Policy & Procedures, Personnel & Budget, Environment, Capital Improvement Program, Housing, Parks, and School Facilities. He was an alternate member of the Transportation Committee.

Byers received his B.S. in Military Engineering from the U.S. Military Academy. He has a M.S. in Mechanical Engineering from Georgia Institute of Technology and a M.A. in Business Administration from Central Michigan University. Byers is a retired military officer, having served 31 years in the Army at command through brigade level. Following his retirement from a second career as Manager of the Washington offices of Data-Design Laboratories, Byers is now vice president and director of The Prince Royal Gallery in Old Town Alexandria. He resides with his wife in the Williamsburg Manor North community.



Frank A. de la Fe
Hunter Mill District

Frank de la Fe was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Hudgins) in December 2001 for a four-year term effective in January 2002. In December 2005, he was reappointed to his second four-year term which will expire at the end of 2009.

Since moving to Reston in 1971, de la Fe served on the boards of the Reston Association and Reston Interfaith, coached youth soccer, and co-chaired the Herndon-Reston Recreational Facilities Task Force. Prior to his appointment to the Commission, de la Fe was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996.

In 2005, de la Fe chaired the Transportation Committee, Personnel & Budget Committee, and the Parks Committee. He was a member of the Capital Improvement Program Committee and the Housing Committee and an alternate member of the Environment Committee and the School Facilities Committee. In 2005, de la Fe was appointed by the Board of Supervisors to represent the Commission on the Pedestrian Task Force.

de la Fe worked for the National Aeronautics and Space Administration prior to helping create the Illinois State Bureau of the Budget. He returned to Federal service to establish the Special Action Office for Drug Abuse Prevention, transferred to the Law Enforcement

2005 Planning Commission Members

Assistance Administration of the Justice Department, and retired from the Office of Personnel Management. de la Fe is currently a freelance management and human resources consultant.



Janet R. Hall
Mason District

Janet R. Hall was first appointed to the Planning Commission by the Board of Supervisors (on a motion by former Supervisor Trapnell) in 1995. She has been reappointed twice by the Board of Supervisors (on motions by Supervisor Gross) to serve two additional consecutive four-year terms. Her current term will expire in December 2006.

Prior to her appointment to the Planning Commission, Hall had been a Board Member of the Parent Teacher Association of the Sleepy Hollow Elementary School, the Ellen Glasgow Middle School, and J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land Use and Transportation Advisory Committee.

In 2005, Hall chaired the Policy & Procedures Committee. She has been a *Virginia Certified Planning Commissioner* since 1999, having completed course requirements established by the VCPA in conjunction with Virginia Tech.

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review and resides with her husband in the Lake Barcroft area of the Mason District.

Suzanne F. Harsel
Braddock District



Braddock District Commissioner Suzanne F. Harsel was first appointed to the Planning Commission by former Supervisor Audrey Moore in April 1982 to complete the unexpired term of a former Annandale District Commissioner. Supervisor Moore reappointed her in January 1984 to her first four-year term. Harsel has been reappointed by Supervisor Bulova in 1992, 1996, 2000, and 2004. Her current term expires in December 2007.

2005 Planning Commission Members

In 2005, Harsel was elected to her 17th consecutive term as Planning Commission secretary. She chaired the 2005 Schools Facilities Committee and was also a member of the Policy & Procedures Committee, Personnel & Budget Committee, and the Housing Committee.

Suzanne Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. Prior to living in Fairfax County she taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She recently retired from Fairfax County Public Schools as an Instructional Assistant. Commissioner Harsel and her husband currently reside in the Country Club View community in the Braddock District.



James R. Hart
At-Large

On a motion by Chairman Gerry Connolly, the Board of Supervisors appointed James R. Hart to an At-Large seat on the Planning Commission on January 5, 2004. Commissioner Hart was sworn in on January 14, 2004, and his term will expire in December 2007.

In 2005, Hart was a member of the Environment Committee, Policy & Procedures Committee, and Transportation Committee. He was an alternate member of the Parks Committee.

Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was a member of the Fairfax County Board of Equalization from 1999 to 2000 and formerly chaired the Countywide Non-motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land Use Committee from 1998-2000. He resides in the Virginia Run community in Centreville and previously represented the Virginia Run Community Association on Sully District Council.

Hart is a graduate of the University of Virginia's School of Law and received his undergraduate degree from the UVA School of Architecture. He has been director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, the American Bar Association, the American Judicature Society, and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993.

2005 Planning Commission Members

Nancy Hopkins
Dranesville District



Nancy Hopkins was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Dranesville District Supervisor Joan DuBois) on January 5, 2004 to complete the one year remaining on the term of her predecessor. In December 2004, Hopkins was reappointed to the Planning Commission for a full four-year term which will expire in December of 2008.

Hopkins has been an active member of the McLean Citizen's Association since 1999. She served on the MCA Board of Directors from 2000-2001, was Co-Chair of the MCA Membership Committee from 2001-2002, and has been on the MCA Planning and Zoning Committee since 1999. Hopkins was vice-president of the Wolfrap Woods Homes Association from 1999-2001 and has been the editor of the Homes Association Newsletter since 1999. Commissioner Hopkins resides in the Vienna area of the Dranesville District.

In 2005, Hopkins was a member of the Environment Committee and Transportation Committee and was an alternate member of the Policy & Procedures Committee and the Housing Committee. During 2005, she completed the VCPA course requirements to become a *Virginia Certified Planning Commissioner*.

Hopkins is a procurement contracts manager for IBM Corporation USA. Formerly she was a procurement team leader for IBM Australia/New Zealand, program manager for IBM US General Procurement, and senior contracts advisor. She has been a certified procurement manager since 1995 and is a member of the National Association of Purchasing Managers.



Ronald W. Koch
Sully District

Ronald W. Koch was appointed to the Planning Commission in January 1992 by the Board of Supervisors (on a motion by Supervisor Frey) to represent the newly created Sully District. Koch was reappointed in 1996, 2000, and 2004 and is currently serving his fourth consecutive term as the Sully District representative. His current term expires in December 2007.

Koch has been a *Virginia Certified Planning Commissioner* since 1997, having completed course requirements established by the VCPA in conjunction with Virginia Tech.

2005 Planning Commission Members

Koch was a former At-Large member of the Planning Commission for six years in the 1980s and had also been appointed by the Board to serve on the Fairfax County Tree Commission. He currently is serving his second term as the Planning Commission representative on the Airports Advisory Committee. Koch was a member of the 2005 Housing Committee and the 2005 Transportation Committee. He was also an alternate member of the School Facilities Committee and Parks Committee.

A charter member of the West Fairfax County Citizens Association (WFCCA) since 1981, Koch has served as chairman and vice-chairman of its Land Use Committee. He is also a charter member of the Newgate Forest Homeowners' Association and has been elected chairman each year since 1988.

Koch retired in 1997 from the Federal Government, after 33 years with the Department of the Army, the Department of Justice, and the Federal Deposit Insurance Corporation. He was a member of the Virginia National Guard for 26 years and retired as Sergeant First Class. Currently a registered private investigator, Koch is a volunteer with the Fairfax County Public Schools Mentoring Program, and participates with the FACETS program. Koch and his wife reside in Centreville.

Kenneth A. Lawrence *Providence District*

Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Smyth) in January 2004 to complete the term of his predecessor. On December 6, 2004, he was reappointed by the Board of Supervisors (again on a motion by Supervisor Smyth) to his first full four-year term which will expire at the end of December 2008.



Lawrence formerly chaired the Briarwood Citizens Association Land Use Committee and was the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the "Fairlee" Comprehensive Plan Amendment out-of-turn plan amendment in the Providence District. Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee.

2005 Planning Commission Members

During 2005, Lawrence was a member of the Environment Committee and the Transportation Committee and completed the course requirements mandated by the VCPA, in conjunction with Virginia Tech, to become a *Virginia Certified Planning Commissioner*.

Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research, which ultimately led to a focus in instructional design. He developed courses in technical and procedural training, employee development and employee performance support for members of the military, sales staff, procurement and tax specialists, and research managers. Lawrence and his wife reside in the Fairfax area of the Providence District.



Rodney L. Lusk

Lee District

On January 5, 2004, the Board of Supervisors, on a motion introduced by Lee District Supervisor Dana Kauffman, appointed Rodney Lusk to represent the Lee District on the Planning Commission. His four-year appointment term will expire at the end of December 2007.

Lusk has been an active member in numerous community organizations. From 2002-2003, he served as the At-Large Representative on the Fairfax County Park Authority. Currently Lusk co-chairs the Grubstake Breakfast Presenter Coaching Committee for the George Mason University Century Club and is vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. He is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council. Lusk is a member of the Advisory Board for the Minerva Seed Fund and is also a member of the Board of Directors and chairman of the Alumni Outreach and Support Committee for Leadership Fairfax. He is a former recipient of the Torch Bearer Award, an award presented by Leadership Fairfax.

During 2005, Lusk was the Commission appointee to the Board's Revitalization Committee and was also appointed by the Board to co-facilitate the BRAC Task Force. He chaired the Capital Improvement Program Committee and the Housing Committee, and was an alternate member of the School Facilities Committee and the Parks Committee.

In 2005 Lusk completed the course requirements set forth by the VCPA, in conjunction with Virginia Tech, to become a *Virginia Certified Planning Commissioner*.

2005 Planning Commission Members

Lusk is employed by the Fairfax County Economic Development Authority as the Capital Attraction Program manager. Prior to his current position, he was the land use and zoning administrative aide for the Providence District Supervisor. Lusk resides in the Alexandria area of the Lee District with his wife and daughter.

Peter F. Murphy, Jr.
Springfield District

Peter F. Murphy, Jr., was first appointed by the Board of Supervisors to represent the Springfield District in December 1982 (on a motion by former Supervisor Marie Travesky). He was been reappointed by the Board for additional four-year terms in 1986, 1990, 1994, 1998, and 2002 (on motions by Supervisor Elaine McConnell). His current term will expire in December 2006.



Murphy has been annually elected Planning Commission Chairman since 1989, after serving two terms as Vice Chairman and three years as Commission Secretary.

In 2005, Murphy member of the following 2005 Planning Commission committees: Personnel and Budget, Capital Improvement Program, and the Commission's Seminar Committee. Murphy currently chairs the County's Telecommunications Task Force and is a member of the President's Council of Celebrate Fairfax.

Murphy is the recipient of the following awards and honors: Times Courier Citizen of the Year, Distinguished Public Service Leadership Award presented by the Springfield District Council, Fairfax County Volunteer of the Year Award in the Community Leader Category, Honors Award from the Department of Planning and Zoning, Honorary Alumnus of Norwich University; Honorary Chief of the Burke Volunteer Fire and Rescue Department, and the 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc. In 1999, he was selected Lord Fairfax for the Springfield District.

Murphy is in the public relations and communications field in the private sector. He resides in Burke with his wife and daughter.

2005 Planning Commission Members



Laurie Frost Wilson

At-Large

Laurie Frost Wilson was appointed a Commissioner At-Large by the Board of Supervisors (on a motion by former Chairman Kate Hanley) on December 7, 1998 for a four-year term effective January 1999. Wilson was reappointed by the Board to a second four-year term in November 2002. Her current term will expire at the end of December 2006.

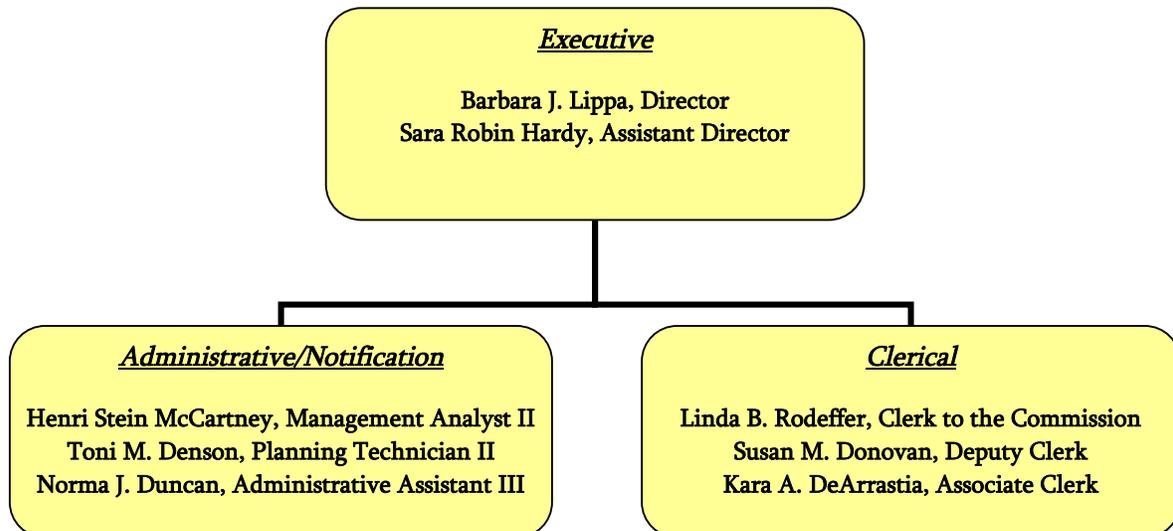
Prior to her appointment to the Planning Commission, Wilson was president and counsel for the Federation of Lorton Communities. She was appointed by the Board to the following organizations: Lower Potomac Land Use Citizens Advisory Committee; Citizens Advisory Committee on Solid Waste Disposal Matters; the Western Fairfax Transportation Study Group; and the Mount Vernon District Area Plan Review Task Force. Wilson was also a member and counsel for the Lorton Little League and served as the Mount Vernon District representative on the Superintendent's Advisory Council for the Fairfax Framework for Student Success. She received the Citizen of the Year Award from the Springfield District Council in 1991.

In 2005, she was an alternate member of the Policy and Procedures Committee and a regular member of the following committees: Environment, Parks, Transportation, School Facilities and Transportation.

Wilson practices law privately, specializing in maritime, environmental and regulatory takings law for worldwide corporate clients. She is a member of the Virginia State Bar; the District of Columbia Bar; the Fairfax Bar Association; the Federal Circuit Bar Association; the U.S. Court of Federal Claims Bar Association; and the Maritime Law Association of the United States. Wilson resides in the Lorton community with her husband and two children.

2005 Planning Commission Staff

The Planning Commission Office is staffed by eight employees and, as shown below, is organized into three functional areas.



Executive Activities

In addition to coordinating all the meetings of the Planning Commission and its committees, the Commission staff is responsible for preparing administrative reports as well as documenting, interpreting and disseminating information to the Board of Supervisors, County staff, and citizens about land use actions taken by the Planning Commission. During 2005, the Commission held 52 regular meetings, 22 Committee meetings, and took action on 295 land use items.

Planning Commission Roundtable

As part of a public outreach program begun in 2003, the Commission staff coordinates the production of video broadcasts about land use related topics of interest to County citizens. The broadcasts are hosted by the Planning Commission Chairman in a roundtable format to enable a discussion between individual Commission members and/or invited guests. Each *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday evening at 6:30 pm and on Wednesdays at 10:30 pm when the Commission is not meeting or if meetings have adjourned prior to that time. The following list details the 2005 *Roundtable* broadcast schedule.

January 2005	<i>Geographic Information Systems</i>
February/March 2005	<i>Fairfax County's Affordable Housing Programs</i>
April/May 2005	<i>Preserving the County's Affordable Housing Stock</i>
June 2005	<i>The Comprehensive Plan: South County Area Plans Review</i>
July 2005	<i>BRAC Recommendations – Impacts to Fort Belvoir</i>

2005 Planning Commission Staff

August 2005	<i>Fire and Rescue Department's Capital Projects</i>
September 2005	<i>Ensuring Safety - our Police Department</i>
October/November 2005	<i>Planned Locations for Future Libraries</i>
December 2005	<i>Board of Zoning Appeals</i>

More information on the Planning Commission Roundtable is available on the Commission's web site at <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Information on program listings can be found on the Viewing Guide at www.fairfaxcounty.gov/cable/channel16/vod.htm. Copies of programs are available for a small fee from the Communications Production Division at 703-324-5930 (TTY 703-222-8653).

Planning Communicator

The inaugural issue of the Commission's newsletter, *Planning Communicator*, debuted in August of 2005. The first issue included an in-depth interview with Chairman Pete Murphy and also featured articles about the Area Plans Review (APR) process, the former Lorton Correctional Complex, 2005 Planning Commission Committees, land use actions taken by the Commission, and a comparison of Fairfax County with the counties of Clear Creek (Colorado) and Stanly (North Carolina).

The December 2005 issue of the *Planning Communicator* continued the Commissioner Spotlight series with a feature on Commissioner Walter Alcorn. The county comparison series focused on the differences and similarities between Fairfax County and Montgomery County (Maryland) and Sacramento County (California). Other articles discussed South County APR nominations, posting requirements utilized in Fairfax County versus those in two other Virginia counties, land use actions taken by the Commission during the third quarter of 2005, and the Supreme Court decision on *Kelo v. New London*.

Each issue of the *Planning Communicator* is available for review on the Commission's website or can be downloaded at www.fairfaxcounty.gov/planning.

Neighborhood College

In November of 2005, the Planning Commission Office, in partnership with the Department of Systems Management for Human Services, held the first in a series of public outreach programs designed to help educate residents about their role in the land use planning and zoning process in Fairfax County. Presentations were made by staff from the Planning Commission Office and the Department of Planning & Zoning. Topics covered were:

- County Information & Web Resources
- Who makes land use decisions?
- Comprehensive Planning Process

2005 Planning Commission Staff

- Land Use Applications
- Notification Requirements
- Who, When, Where & How
- Public Role in Land Use Planning & Zoning

Following the formal presentations, Chairman Murphy and Commissioner Lawrence held an interactive dialogue with the 30 attendees about citizen participation in the land use process.

Clerical Activities

The clerical team is responsible for preparing verbatim excerpts after the close of the public hearing on each application as well as a verbatim of administrative actions taken during Commission Matters. In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 467 speakers who testified at 2005 public hearings. By the end of 2005, the clerical branch prepared 298 verbatims, 52 Summaries, 52 regular Minutes, and 22 committee Minutes. The increase in the number of verbatims prepared and speakers at public hearings between 2004 and 2005 is due to the public

Clerical Workload		
	2004	2005
Verbatims Prepared	283	298
Summaries Completed	51	52
Commission Minutes	51	52
Committee Minutes	22	22
Speakers Registered	397	467

hearings and mark-up session on North County Area Plans Review nominations submitted to amend the Comprehensive Plan for the Dranesville, Hunter Mill, Providence and Sully Districts.

Administrative/Notification Activities

The Administrative/Notification staff is responsible for verifying written public notice accuracy, pre-accepting Area Plans Review nominations, and managing the Planning Commission web site.

Land Use Applications

The Commission staff is responsible for ensuring that proper notice, as set forth in the *Code of Virginia* and the *Fairfax County Zoning Ordinance*, is provided to owners of property abutting land that is the subject of an application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors. During 2005, the Commission staff verified the accuracy of public notices on 239 applications. Of that number, 86 were for applications

2005 Planning Commission Staff

scheduled for public hearing by the Board and 153 for applications scheduled for Planning Commission public hearing.

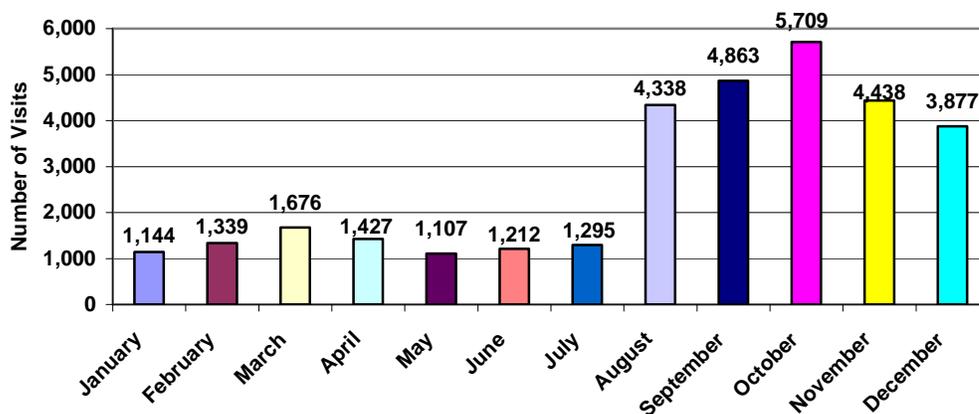
Area Plans Review Nominations

As part of the Area Plans Review process, Planning Commission staff is responsible for reviewing each nomination to ensure that submission requirements have been satisfied. Nominations are forwarded to the Department of Planning and Zoning (DPZ) only after being pre-accepted by the Commission staff. The submission period for the 2005-2006 South County Area Plans Review was July 1 through September 21, 2005. Following the submission period, Commission staff reviewed 145 nominations and rejected 19 items. One nomination was withdrawn prior to review by DPZ. The PC staff forwarded 127 nominations to DPZ for analysis and presentation to the district Task Forces.

Planning Commission Website

According to information available from the Department of Information Technology, during 2005, the Planning Commission website received 32,425 visits. Reports show that the most active month in 2005 was October, with 5,709 visits. Overall, there were 12,104 unique visitors to the site. The chart below provides data for site activity for all months in 2005.

Visits to Planning Commission Website in 2005, by Month



Eight of the top ten most popular pages on the Planning Commission 2005 website were various monthly meeting calendars. The October 2005 meetings calendar was the most popular item, having been accessed 1,132 times. The *Report of Activities 1995-2004* and the Commission's newsletter, *Planning Communicator*, were the fourth and sixth most popular pages, having been viewed 734 and 645 times, respectively. The Planning Commission website has evolved from a simple listing of Commissioners and meeting dates to one providing a variety of relevant information, as shown on the reproduction of the 2005 homepage shown on pages 20 and 21.

2005 Planning Commission Staff



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703-324-7951
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[Contact us by email](#)

General Information

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- [Speaker's Signup](#)
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Commissioners by District

- At-Large
 - [Alcorn](#)
 - [Wilson](#)
 - [Hart](#)
- Braddock
- Dranesville
- Hunter Mill
- Lee
- Mason
- Mount Vernon
- Providence
- Springfield
- Sully

Planning Commission

You are here: [homepage](#) > [construction and land use](#) > planning commission

The Planning Commission advises the Board of Supervisors on all matters related to the orderly growth and development of Fairfax County, including applications for rezoning, special exceptions, conceptual/final development plans, proffered condition amendments, and all associated amendments to such applications, as well as any amendments to the county's Comprehensive Plan. The Commission also reviews all public facility applications to ensure that they are compatible in location, character and extent to surrounding neighbors. Further, the Commission provides citizens with an opportunity to voice their support for or concerns with an application for development in and around their community.

Publications

- [December 2005 Planning Communicator](#)
- [August 2005 Planning Communicator](#)
- [Planning Commission Report of Activities: 1995-2004](#)

Meeting Information

- [Meeting Calendar and Agenda](#)
- [Meetings and Procedures](#)
- [Speaker's List Signup](#)
- [Meeting Summaries](#)
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- [Planning Commission Staff](#)
- [The Planning Commission Roundtable Program Schedule](#)
- [Planning Commission Strategic Plan](#)
- [Frequently Asked Questions](#)
- [Glossary of Land Use Terms](#)
- [Related Links](#)

Staff Reports

The Department of Planning and Zoning prepares staff reports on land use applications that come before the Commission. The reports are available

2005 Planning Commission Staff

Customer Satisfaction Survey

Contact Information

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Government Center](#)

on-line at: <http://www.fairfaxcounty.gov/dpz/staffreports>

The Department of Public Works and Environmental Services prepares staff reports on proposed amendments to the Public Facilities Manual that are available on-line at: <https://www.fairfaxcounty.gov/dpwes/publications/pfm/proposed.htm>

Area Plans Review

The Area Plans Review (APR) process is an opportunity for citizens of Fairfax County to participate in updating the Comprehensive Plan. Fairfax County's Comprehensive Plan is a guide to decision-making about the county's built and natural environment. The schedule for the 2005-2006 South County APR has been established and is available in the new *Citizen's Guide*.

[Comprehensive Plan Amendment Process 2005 South County APR Information](#)

The APR web page produced by DPZ includes information on current nominations, their status, District Task Force schedules, and the Citizen's Guide to the 2005-2006 South County Area Plans Review process.

Select a District 

Commissioners by District:

At-Large [Walter Alcorn](#), Parliamentarian

At-Large [Laurie Frost Wilson](#)

At-Large [James R. Hart](#)

Braddock [Suzanne F. Harsel](#), Secretary

Dranesville [Nancy Hopkins](#)

Hunter Mill [Frank A. de la Fe](#)

Lee [Rodney Lusk](#)

Mason [Janet Hall](#)

Mount Vernon [John R. Byers](#), Vice Chairman

Providence [Kenneth Lawrence](#)

Springfield [Peter F. Murphy, Jr.](#), Chairman

Sully [Ronald W. Koch](#)

A short biography of the eight staff members of the Planning Commission Office is provided on the next several pages.

Barbara J. Lippa

Barbara Lippa began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director until being appointed Acting Executive Director

2005 Planning Commission Staff

following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999.

A native of Rochester, New York, Lippa graduated cum laude from the State University of New York at Brockport with a B.S. in History and Political Science and received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Prior to 1978, she was a program analyst with the National Advisory Council on the Education of Disadvantaged Children. In December 1999, Lippa completed the coursework and home study for the VCPA sponsored program for Certified Planning Commissioners and received her designation as a *Virginia Certified Planning Commissioner*.

Lippa is an active member of Zonta International, a service organization of business and professional executives aimed at improving the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club, Area IV Director for District III, and Lt. Governor and Governor for that District. Lippa has also been an appointed member of the Northern Virginia Community College Business Advisory Curriculum Committee since 1994.

Sara Robin Hardy

Robin Hardy first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Clerk to the Commission in 1979 and served in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Hardy was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Assistant Director (Management Analyst III) in 1999.

Hardy attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Hardy worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce. She was designated a *Virginia Certified Planning Commissioner* in 2002 following completion of the VCPA sponsored coursework and home study program.

Norma J. Duncan

Norma Duncan was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation (SAIC) to be an Executive Assistant with the General Services Administration. Earlier positions held by Duncan included Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems (EDS), Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction, and administrative positions with the Social Security Administration and the Army Security Agency.

2005 Planning Commission Staff

Henri Stein McCartney

Henri Stein McCartney was hired as the Management Analyst II in January 2005. Stein McCartney earned a Bachelor's degree in Political Science from West Virginia State College and a Master's degree in Public Administration from George Mason University. Prior to 2005, Stein McCartney spent ten years with Columbia Gas Transmission, where she worked as Tariff Administrator and later as a Strategic Planning Analyst. She was recently designated as a *Virginia Certified Planning Commissioner* following completion of the VCPA sponsored coursework and home study program.

Toni M. Denson

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician II. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was employed as an insurance counselor with GEICO.

Linda B. Rodeffer

Linda Rodeffer was hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997. Rodeffer was promoted to Deputy Clerk (Administrative Assistant IV) and later to Clerk (Administrative Assistant V). Prior to joining the Planning Commission Office, she worked for the Fairfax County Department of Tax Administration, the Fairfax County Circuit Court, the Fairfax County District Court, and the Department of the Navy.

Susan M. Donovan

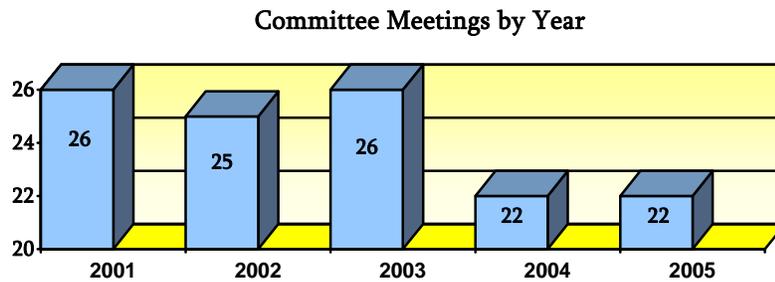
Susan Donovan was hired in August 2004 as Deputy Clerk (Administrative Assistant IV). Prior to her employment with Fairfax County, Donovan held positions in New York as Corporate Recovery Senior Administrative Assistant for KPMG LLP, Executive Assistant for Jennifer Convertibles, Executive Secretary for NoHALT Computers, and Office Manager for Alside Supply/Associated Materials.

Kara A. DeArrastia

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). Prior to joining the Planning Commission Office, DeArrastia worked for the Fairfax County Department of Finance as well as the Department of Tax Administration, and in the private sector in Fairfax, Virginia; Reno, Nevada; and Mesa, Arizona. Majoring in Journalism, DeArrastia attended Mesa Community College in Mesa, Arizona, where she was an active member of the campus newspaper, Mesa Legend. During 2005, she was received an Outstanding Performance Award and also completed course requirements to become a member of the Certified Emergency Response Team.

2005 Committees

In accordance with its *Bylaws & Procedures*, the two standing committees of the Planning Commission are Policy & Procedures and Personnel & Budget. Seven special committees were also appointed in 2005. As illustrated below, the committees held a total of 22 meetings, consistent with the number of meetings held in 2004 but slightly less than that held in the three preceding years.



The following pages list the members of the standing and special committees and also describe the issues under review by each committee.

Standing Committees

Personnel & Budget Committee

Frank de la Fe, Chair
John R. Byers
Suzanne F. Harsel
Peter F. Murphy, Jr.

Because there were no significant personnel or budget issues to discuss in 2005, the Personnel & Budget Committee did not meet.

Policy & Procedures Committee

Janet R. Hall, Chair
Walter L. Alcorn
John R. Byers
James R. Hart
Suzanne F. Harsel
Alternates: Nancy Hopkins and Laurie Wilson

The Policy & Procedures Committee held five meetings to discuss the following issues: the Zoning Ordinance Amendment Work Program; Tree Preservation Proffers/Development Conditions; 2005-2006 South County Area Plans Review Procedures; the status of Amendments to the Policy Plan; results of the Residential Parking Study; and Condemnation Proffers. Each of these agenda items is briefly described on pages 19 and 20.

2005 Committees

2005 Zoning Ordinance Amendment Work Program: The Committee reviewed the 28 items listed on the Priority 1 list (13 of which were carried over from the 2004 Work Program), and endorsed the Work Program as presented by staff from the Zoning Administration of the Department of Planning and Zoning (DPZ), with the following two amendments:

- Add mini-warehouses as special exception uses in PDC and PRM Districts (Item 13)
- Include the Subdivision Ordinance as well as site plans in proposed amendments involving stormwater management and drainage divides (Items 20B and 20C).

Tree Preservation Proffers/Development Conditions: The Committee reviewed the draft text for suggested standardized proffers/development conditions concerning tree and landscaping preservation prepared by the Zoning Evaluation Division of DPZ in conjunction with the Urban Forest Management Division of the Department of Public Works and Environmental Services. The eight-page proposal contained 14 sample proffers/development conditions that could be used on a case by case basis depending on existing vegetation, site constraints, zoning requirements, and development objectives.

The proposed text covered the following topics: comprehensive tree preservation plan, protection of existing under-story vegetation and soil conditions in tree preservation areas, root pruning and mulching, tree preservation walk-through, tree protection fencing, tree transplanting, demolition of existing structures, site monitoring, re-forestation, replacement value, trail design and installation, embankment-only stormwater management facility, dry pond facility landscaping, and limits of clearing and grading.

The Committee agreed to not formally endorse the proposed language and to continue discussion of this matter at a future meeting.

2005-2006 South County Area Plans Review Procedures: The Committee reviewed and ultimately endorsed the proposed *Citizen's Guide to the 2005-2006 South County Area Plans Review (APR)* as well as the proposed schedule for submission of nominations to amend the Comprehensive Plan, public hearings, and mark-up sessions. The Committee agreed that, with the exception of minor clarifying editorial revisions, the procedures to amend the Plan for the five districts in the southern part of the County (Braddock, Lee, Mason, Mount Vernon, and Springfield) should be the same as those utilized for the 2005 North County APR process for the Dranesville, Hunter Mill, Providence, and Sully Districts. The Committee, however, advised staff that future APR processes should be more restrictive on allowing modifications to nominations and should also provide an option for electronic submission of nominations.

Amendments to the Policy Plan Volume of the Comprehensive Plan: DPZ briefed the Committee on the process to update the Policy Plan and the status of amendments, noting that (1) the Planning Commission and Board of Supervisors had already taken action on Policy Plan

2005 Committees

amendments regarding stream protection, revitalization, telecommunications; (2) proposed amendments to the parks and recreation element had been endorsed by the Planning Commission and were pending Board action; (3) amendments to the transportation element were scheduled for Commission and Board public hearings; and (4) amendments to the Policy Plan elements concerning schools as well as drainage and stormwater management have not been scheduled. The Committee recommended that a new process be established to solicit nominations or suggestions from the public, staff, Commissioners and Board members on future amendments to specific functional elements in the Policy Plan and then agreed on the need for continued discussion of this topic in the future.

Residential Parking Study: In preparation for future proposed amendments to the Zoning Ordinance concerning parking requirements, staff from the Department of Transportation (DOT) and the Zoning Administration Division of DPZ briefed the Committee on the recommendations contained in the Residential Parking Study and the following proposed parking requirements: 2.2 parking spaces per multi-family dwelling unit, 3.0 parking spaces per single family detached residential unit, and 2.6 spaces per single family attached residential unit. The Committee recommended that staff ensure that the scope of the legal advertisement on any public hearings associated with Zoning Ordinance amendments on this topic include the definition of a parking space. The Committee requested that the advertisement include a range for each of the three dwelling unit types, rather than one specific number for each, to allow the Commission and the Board more flexibility during the decision process. In addition, the Committee suggested that advertised language be written so as to require fewer parking spaces for developments within a specific minimum distance from a metro station in order to encourage the use of public transportation.

The Committee agreed with staff's suggestion that a workshop and/or public information session should be held to receive input from citizens and the development community prior to advertising text for public hearing.

Condemnation Proffers: At the request of the Committee, DPZ staff provided a briefing on the use of condemnation proffers to obtain public right-of-way in Fairfax County in conjunction with pending land use applications. After discussing the difference between the three types (quick-take, friendly, and adverse) of condemnation procedures, the Committee suggested that staff review this policy and develop guidelines or criteria to determine under what circumstances condemnation of property would be appropriate. Staff was asked to consider the following issues when preparing their report: whether a good faith effort had been made by an applicant to acquire land for the needed roadway, whether the condemned property should remain in public ownership, and whether the guidelines should address the responsibility of new smaller developments to provide road improvements not previously required of existing larger developments. The Committee asked that staff from the DOT, County Attorney's Office, and the Virginia Department of Transportation be invited to attend future meetings on this subject.

2005 Committees

Special Committees

The six special committees active during 2005 were Capital Improvement Program, Environment, Parks, Redevelopment and Housing, School Facilities, and Transportation. (The Seminar Committee did not meet in 2005.) The members of each special committee are listed below along with an activity synopsis.

Capital Improvement Program Committee

Rodney L. Lusk, Chair

John R. Byers

Frank de la Fe

Peter F. Murphy, Jr.

The Committee met once to discuss the proposed Capital Improvement Program (CIP) for Fiscal Years 2006-FY 2010 with Future Fiscal Years to 2015. The Committee endorsed the reformatted document which identified infrastructure requirements and set forth a timeframe for land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services. Projects were prioritized based on specific criteria associated with these four classifications:

1. Immediate (projects in progress or expected to commence within one year)
2. Near term (projects expected to start within the next 2-3 years)
3. Long term (projects expected to begin within the next 4-5 years)
4. Future (anticipated but not scheduled within the five year planning period).

Capital projects were grouped by the following seven functional areas: (1) public schools; (2) parks; (3) community improvements to include housing development, community development, revitalization, and stormwater management, (4) public safety and court facilities to include fire and rescue, police, vehicle services, animal shelter, Jennings Judicial Center, Girls' Probation House, and Less Secure Shelter II; (5) government facilities to include libraries, facilities management, capital renewal, community services, and family services; (6) utility services to include solid waste, sanitary sewers, and water supply, and (7) transportation and pedestrian initiatives.

With respect to the \$2 million amount listed under Community Improvements for affordable/workforce housing, the Committee suggested that \$4-5 million would be needed to fund both initiatives, particularly since the tax rate set-aside of one penny proposed by the Affordable Housing Preservation Task Force addressed affordable housing. The Committee recommended that separate line items be established, one for the provision and preservation of affordable housing and a second for workforce housing. The Committee also agreed to ask that the Board be cognizant of the Pedestrian Task Force recommendations.

2005 Committees

Environment Committee

Walter L. Alcorn, Chair

John R. Byers

James R. Hart

Nancy Hopkins

Kenneth A. Lawrence

Laurie F. Wilson

Alternate: Frank de la Fe

The committee met three times in joint session with the Environmental Quality Advisory Council to discuss stream protection issues and the proposed amendment to the Public Facilities Manual (PFM) on natural drainage divides.

Stream Protection: The Committee discussed the need to further refine the classification and declassification process for perennial and intermittent streams as well as the need to address issues related to (1) streams that become perennial only at certain points, (2) manmade wet ponds, and (3) perennial streams generated from intermittent headwaters. The Committee agreed that stream protection could be addressed via the Chesapeake Bay Preservation Ordinance, amendments to the PFM, development of Watershed Management Plans, and revisions to the Environmental Quality Corridor (EQC) Policy contained in the Comprehensive Plan.

The Committee heard presentations from the Department of Planning & Zoning on the existing Environmental Policy contained in the Comprehensive Plan and from the Department of Public Works & Environmental Services (DPWES) about low impact development (LID) practices that could help meet stormwater management requirements and Best Management Practices. The Committee was advised that the six LID concepts under review were: vegetative roofs, bio-retention basins, bio-retention swales, porous pavers, vegetative tree box holders, and reforestation. The Committee asked to be provided with the results of the review by the Engineering Standards Review Committee of adequate outfall standards and detention requirements during construction. Staff was also directed by the Committee to prepare a matrix that would list all the suggested tools or techniques to achieve stormwater protection, to include the pros and cons, effectiveness, and implementation chances for each proposal.

The Committee subsequently reviewed the staff proposed Matrix on Stream Protection Tools. The matrix was divided into the following three technique types: (1) Physical Protection, (2) Stormwater Management, and (3) Restoration. After a discussion on the merits, timeliness, and cost of the specific suggestions associated with each technique, the Committee requested that staff work on (a) proposed amendments to the Zoning Ordinance and the PFM regarding parking requirements and impervious surfaces, (b) preparation of a map depicting Resource Protection Areas (RPA) and streams in developed and undeveloped areas, and (c) an analysis of the impact of expanding the RPA by 50 and 100 foot buffers.

2005 Committees

Proposed Amendment to the Public Facilities Manual on Natural Drainage Divides: Staff from the Code Analysis Section of the Land Development Services Division of DPWES provided the Committee an advance staff report on the proposed amendment to the PFM regarding natural drainage divides. The presentation included an overview of the proposal, the possible benefits of a diversion and when it would be acceptable, examples of three drainage divides, the justification requirements for a proposed diversion, the two suggested options under which a diversion would not be permitted, and the draft schedule. Following a lengthy question and answer session, the Committee agreed to continue discussion of the proposed amendment at a future meeting.

Parks Committee

Frank de la Fe, Chair

John R. Byers

Laurie F. Wilson

Alternates: Ronald Koch and Rodney Lusk

During the two meetings held in 2005, the Parks Committee met with members of the Park Authority Board to discuss the proposal to amend the Parks and Recreation Section of the Policy Plan Volume of the Comprehensive Plan (S04-CW-15CP).

Plan Amendment S04-CW-15CP: Staff from the Planning and Development Division of the Fairfax County Park Authority briefed the Committee on the proposed changes to the Parks and Recreation Section of the Policy Plan. The proposed amendment set forth specific policies under each of the following six objectives:

Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.

Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.

Objective 3: Protect and preserve significant cultural resources on parklands.

Objective 4: Provide for current and future park and recreational needs through a combination of development of new and existing sites and the optimal use of all existing facilities.

Objective 5: Ensure the long term protection, preservation and sustainability of park resources.

Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.

2005 Committees

The Policy Plan Amendment also proposed revising the Park Classification System from nine classifications to the following five park types (as defined in Appendix 1 of the Amendment): local, district, countywide, resource-based, and regional. Appendix 2 set forth the standards and criteria for the establishment of park and recreation facilities.

Following its review, the Committee endorsed the proposed Plan amendment which was favorably acted upon by the Planning Commission on May 12, 2005.

Redevelopment & Housing Committee

Rodney L. Lusk, Chair

John R. Byers

Frank de la Fe

Ronald W. Koch

Suzanne F. Harsel

Alternate: Nancy Hopkins

The Housing Committee held two meetings in 2005 in joint session with the Redevelopment & Housing Authority to receive a briefing on the findings, recommendations, and implementation plan of the Housing Preservation Task Force.

Housing Preservation Task Force Recommendations: Conrad Egan, Chairman of the Redevelopment and Housing Authority, gave a presentation on the following twelve items that the Housing Preservation Task Force recommended to the Board of Supervisors for adoption. The first nine items were recommended for immediate adoption and the final three items were recommended as actions to be taken in the near term.

1. Dedicate one penny of the real estate tax rate to the preservation of affordable housing, effective Fiscal Year 2006.
2. Revise the Comprehensive Plan to (a) broaden the definition of affordable/workforce housing and (b) provide development flexibility and incentives for projects that include affordable/workforce housing.
3. Provide a variety of preservation incentives to include zoning and regulatory flexibility and financing techniques; form-based zoning options; and overlay districts to facilitate development approvals at certain design standards.
4. Create an Affordable Housing "Swat" Team (business and community stakeholders as well as County staff) and fund an ombudsman position at the Department of Housing and Community Development (HCD) to prevent the loss of at-risk affordable housing.

2005 Committees

5. Develop incentives to encourage owners of existing affordable dwelling units (ADU) to extend the control period to 30 years and/or restart the control period when sold to a new owner.
6. Development incentives to encourage preservation of affordable units in condominium conversions.
7. Establish a working group to develop recommendations on how to restructure the Virginia Low Income Housing Tax Credit and how to increase usage of the Federal Low Income Housing Tax Credit so as to emphasize preservation.
8. Support House Joint Resolution Number 719 directing the Virginia Housing Commission to study the authority of localities to provide incentives to preserve affordable housing.
9. Support establishment of the Governor's Virginia Community Development Bank and support specific Virginia General Assembly bills that expand the Bank to include urban areas such as Fairfax County.
10. Revise the ADU Ordinance to extend the control period to 30 years for new ADUs.
11. Broaden the use of accessory dwelling units as a way to effectively expand the affordable housing stock to meet a range of housing needs at little or no cost.
12. Establish an advocacy and public education campaign to promote the need for affordable/workforce housing and the public/private resources necessary to fully fund these recommendations.

Affordable Housing Preservation Action Committee Recommendations - Implementation Plan:

The Committee discussed the Implementation Plan, which set forth specific strategies along with a timeline to accomplish each of the above listed twelve recommendations. At the request of the Committee, staff agreed to track and report on the status of each strategy. The Committee asked staff to (1) determine when the Housing Element of the Policy Plan would be reviewed, (2) consider revising the ADU Ordinance to include commercial and retail developments, and (3) consider provision of workforce housing as a requirement in Overlay Districts.

2005 Committees

School Facilities Committee

Suzanne F. Harsel, Chair

Walter L. Alcorn

John R. Byers

Laurie F. Wilson

Alternates: Frank de la Fe, Ronald Koch, Rodney Lusk

The School Facilities Committee met four times during 2005 in joint session with members of the Fairfax County School Board to discuss the following issues: (1) the placement of Automated External Defibrillator (AED) devices in public schools; (2) the formula utilized to predict student population; (3) Residential Criterion #6 and sample school proffers proposed for use in conjunction with residential rezoning applications; and (4) locating telecommunications facilities on school property. In addition, Deputy County Attorney Karen Harwood briefed the Committee on House Bills H2456 and H2888, both of which would impact cash proffers. Staff from the Department of Planning & Zoning and the FCPS Office of Facilities Planning Services briefed the Committee on the anticipated impacts to the school system from the proposed Fairlee/Metro West development (RZ/FDP 2003-PR-022 and SEA 82-P-032-5).

Automated External Defibrillator Devices: At its first meeting in 2005, the Committee asked staff to provide a status report at a future meeting on the development of a policy regarding the placement of AED devices in schools. Staff later reported to the Committee that the School Board and the Board of Supervisors had fully funded the installation of AED devices in every school in the County and the Inova Hospital would donate some of the necessary training.

Formula for Determining Student Population: The Committee discussed student yield ratios by dwelling type, the formula for which is developed by the Fairfax County Public Schools (FCPS) Office of Facilities Planning Services. FCPS staff explained that (1) the ratios are determined by identifying the number of students living in a specific type of dwelling (single family detached, townhouse, garden apartment, or high rise apartment) and dividing that number by the total number of dwelling unit of that type available, (2) student yield ratios represent a countywide average for each type of dwelling unit, and (3) student membership data is also broken out by school level (elementary K-6, middle 7-8 and high school 9-12) to allow student yields to be calculated for each type of dwelling by school level. The Committee suggested that FCPS staff review the student yield calculations on an annual basis, as required by the Residential Development Criteria Implementation Motion, as well as the level of service adjustment.

Residential Development Criterion #6: The Committee met with members of the School Board to discuss the Residential Development Criteria (adopted by the Board of Supervisors on September 2, 2002 with an effective date of January 7, 2003) with a specific focus on Criterion #6 which reads as follows:

2005 Committees

“Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development. Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed. All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution. Furthermore, phasing of development may be required to ensure mitigation of impacts.”

With regard to implementing Development Criterion 6, the Committee continued its discussion of sample proffers and compared its proposals with those suggested by the School Board on (1) dedication of land; (2) contributions to a specific school for a specific improvement; (3) goods/services provided directly to a school; (4) cash contributions to a school, school pyramid, or other area; and (5) cash contributions to County schools. After further review, the Committee agreed upon proposed language to suggest that staff and Commissioners utilize during negotiations on applicable rezoning applications

Telecommunications Facilities on School Property: The Committee met with School Board members and with staff from DPZ and the FCPS Department of Facilities and Transportation Services to discuss the Wireless Telecommunications Facilities Policy (adopted by the School Board on April 15, 2005) as well as proposed revisions to the *Procedures for Seeking Approval of Telecommunications Monopoles and Associated Facilities*. The Committee was advised that the revised procedures would (1) improve communication by providing early notification of a proposed facility to faculty and PTA members of the affected school as well as the Planning Commissioner and Board member for the particular district; (2) direct that telecommunications facilities be integrated into existing vertical structures and not on school buildings; and (3) establish a preference for primary use at high schools, limited use at middle schools, and avoid use at elementary schools. Noting that the procedures were scheduled for adoption in the near future, the Committee asked that staff forward the following suggested revisions to the School Board: (a) specify that the decision whether to notify each member of a specific Parent Teacher Association or only the Executive Board was at the discretion of the individual school principal; and (b) encourage the use of balloon tests on proposed sites.

2005 Committees

Seminar Committee

Janet Hall
Suzanne Harsel
James Hart
Peter F. Murphy, Jr.
Alternate: John R. Byers

Due to the workload of the Planning Commission, a seminar was not held in 2005; therefore, the Seminar Committee did not need to meet.

Transportation Committee

Frank de la Fe, Chair
James R. Hart
Nancy Hopkins
Ronald W. Koch
Kenneth A. Lawrence
Laurie F. Wilson
Alternate: John R. Byers

The Transportation Committee held five meetings in 2005 to discuss the proposed changes to the Countywide Transportation Objectives contained in the Policy Plan Volume of the Comprehensive Plan; the status of the Dulles Metrorail Extension; and the Tysons Corner Urban Center Transportation & Design Study.

Countywide Transportation Objectives: The Committee met with members of the Transportation Advisory Commission (TAC), the Non-Motorized Trails Committee (NMTC) and staff from the Fairfax County Department of Transportation (DOT) to discuss the procedures, status and public participation process on the project to update and revise the Countywide Transportation Objectives contained in the Policy Plan (Plan Amendment S01-CW-17CP). The Committee was informed that specific changes to the Transportation Map would be handled in a separate process. Staff explained that proposed revisions to the Transportation Policy Plan would be reviewed in conjunction with the travel demand forecast model for 2030 prepared by the consultant (Cambridge Systematics).

The Committee discussed the proposed timeline for the following public participation steps:

- March 2005: Public information meetings held throughout the County to encourage input, suggestions and comments on the Transportation Policy Objectives;

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- July 2005: Workshops to discuss the findings of the travel demand forecasting in Fairfax County, employment and household projections, and heavily traveled corridors;
- November 2005: Additional public meetings to encourage additional comments and suggestions on the Transportation Plan

After reviewing and endorsing the proposed agenda for the public information meetings, the Committee asked DOT to (1) track suggestions by the public, (2) include a matrix referencing each suggestion along with the staff recommendation in the final staff report, (3) ensure that the proposed revisions to the Transportation Objectives include Traffic Demand Management strategies, and (4) provide the staff report to District Task Forces at the appropriate time for their input and comment. The Committee later received briefings from DOT about the public information meetings and community workshops. In concert with members of TAC and NMTC, the Committee subsequently reviewed the draft amendments in depth, and directed DOT to make a number of minor revisions to the proposed text that would ultimately be the subject of public hearings by the Planning Commission and Board of Supervisors. The Committee agreed on the need to develop a process to accommodate proposed revisions to specific roads and streets shown on the Transportation Map in conjunction with Plan Amendments and decided to defer this matter to a later date.

Dulles Metrorail Extension: Staff from the Fairfax County DOT described the 23-mile rail extension project and advised the Committee that it would be constructed in two phases with expected completion dates as follows:

- Phase I: Service expected to begin in 2011 on an 11.6 mile extension with five stations (four in Tysons Corner and one at Wiehle Avenue) from the Orange Line through Tysons Corner to Reston
- Phase II: Service expected to begin in 2015 on an 11.5 mile extension from Reston through Washington Dulles International Airport (DIA) to Loudoun County with six stations (three in Fairfax County, one at DIA, and two in Loudoun County)

The Committee was advised that the Federal Transit Administration had approved the Environmental Impact Statement and authorized preliminary engineering on the project and that design and construction of Phase I was scheduled to begin in late 2006 or early 2007.

Scope of Services for Tysons Corner Urban Center - Transportation & Urban Design Study: Staff from the Planning Division of DPZ advised the Committee that Cambridge Systematics, in association with HNTB, had been contracted to assist the County with the Transportation and Urban Design Study for the Tysons Corner Urban Center. The Committee was informed of the preliminary timeframe (see page 36) for the five tasks under the approved Scope of Services.

2005 Committees

Task	Completion Date	Task Description
1	April 2005	Report on existing conditions & trends
2	May 2005	Development of focused model
3	July 2005	Evaluation of land use & transportation network scenarios
4	July – September 2005	Development of conceptual framework plans (showing land uses, new streets, pedestrian facilities, and parking) for the four Metrorail station areas
5	Sept. – Nov. 2005	Final report

The Committee asked that staff not schedule community information forums on regular meeting nights of the Planning Commission to allow members to attend.

2005 Braddock District Land Use Actions

During 2005, the Planning Commission took action on eleven land use application located in the Braddock District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Item Approved

FS-B04-66 – NEXTEL - to co-locate twelve panel antennas on an existing 112-foot stadium light pole/monopole with one equipment shelter on the athletic stadium grounds of Centreville High School at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

RZ 2004-BR-040 – MELVIN E. EDELIN & HAZEL F. EDELIN – to rezone 33,367 square feet of land from R-1 to R-3 to permit development of one additional single family detached dwelling and retention of the existing single family detached dwelling on a newly created lot. Map 77-3 ((1)) 6.

FSA-71-3 – AT&T WIRELESS – to amend the previously approved application by permitting the addition of one equipment and expansion of the existing platform for the telecommunications facility located on the 64-foot lattice tower atop the roof of the Washington Post building at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

FSA-B97-18-1 – CINGULAR WIRELESS – to amend the previously approved telecommunications facility by permitting replacement of nine existing antennas on a 150-foot tall monopole owned by Verizon Wireless and the addition of one equipment cabinet at the base of the monopole which is located in the Ravensworth Industrial Park at 7920 Woodruff Court. Map 70-4 ((10)) 701.

2507-SP-001-2 – FARIFAX DEVELOPMENT CORPORATION – pursuant to the prior approval by the Planning Commission of RZ 2003-BR-003 (Landmark Property Development), submission of the site plan for the eight single family attached residential units (Oak Leather Townhomes,) located on 1.062 acres zoned R-8. Map 77-2 ((1)) 42B.

FS-B05-12 – OMNIPOINT COMMUNICATIONS FOR T-MOBILE – to co-locate three flush-mounted panel antennas on an existing 120-foot telecommunications monopole with three equipment cabinets on the ground near the base of the tower, owned by Virginia Electric & Power Company, located at 5637 Guinea Road. Map 77-2 ((1)) 34.

2232-B05-6 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to construct a new 1300 space five-level parking structure and reconfigure the existing parking lot at the Burke Centre Virginia Railway Express Station located at 5671 Roberts Parkway. Map 77-2 ((1)) 19C, 19D, 19E, 19F.

SEA 96-B-010 – TRINITY CHRISTIAN SCHOOL – to amend the previously approved application for the phased construction of a private school of general education with up to 750 students by permitting an enrollment increase from 500 to 575 students in Phase I for the Trinity Christian School located at 11204 Braddock Road on 25.47 acres zoned R-C. Map 56-4 ((1)) A1 and 68-1 ((1)) 1B.

2005 Braddock District Land Use Actions

FS-B05-16 – VERIZON WIRELESS – to co-locate twelve panel antennas on an existing 140-foot tall monopole, with one equipment cabinet on the ground, located on the Woodson High School site at 9525 Little River Turnpike. Map 58-3 ((1)) 1.

FS-B05-30 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to permit temporary weekday-only satellite commuter parking (during the 16-month construction period of the Burke Centre Virginia Railway Express Station parking structure) at the Burke Centre Community Library located at 5939 Fred's Oak Road. Map 77-3 ((1)) 21.

FS-B05-27 – T-MOBILE – to permit an unmanned wireless telecommunications link, consisting of nine antennas utilizing a “Fort Worth” power-mount, on the top of an existing Virginia Power utility tower at 8100 Braddock Road (Wakefield Park). Map 70-4 ((1)) 2.

2005 Dranesville District Land Use Actions

During 2005, the Planning Commission took action on 19 land use applications located in the Dranesville District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Items Approved

AR 96-D-001 – DAVID & MARILYN STEWART – to renew the McInturff-Stewart Local Agricultural and Forestal District on 20.38 acres for active agricultural (Christmas trees) use on 6 acres, forested/conservation uses on 12 acres, and residential use on 2 acres. Map 7-1 ((10)) 20 and 7-3 ((5)) 17, 18, 19.

AR 87-D-002-02 – 1999 LAND ACQUISITIONS, LLC – to renew the Rhinehart Local Agricultural and Forestal District on 43.98 acres for active agricultural uses (horse pasture) and forested/ conservation uses. Map 13-4 ((1)) 47.

SE 2004-DR-031 – RIVER BEND GOLF & COUNTRY CLUB, INC. – to permit a country club and golf course located at 9901 Beach Mill Road on 175.8 acres zoned R-E. Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, 41, 8-3 ((1)) 4.

2232-D04-13 – SCHOOL BOARD OF THE CITY OF FALLS CHURCH – to expand the existing Mount Daniel Elementary School, located on 9 acres at 2328 North Oak Street, to accommodate four new classrooms and administrative support space, install a privacy fence, expand the on-site parking lot, construct stormwater management improvements, and reconstruct the pedestrian path. Map 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41.

APR-04-II-2M – AREA PLANS REVIEW AMENDMENT – nomination by Scott A. Stupay on behalf of McLean Plaza L.P. to amend the Comprehensive Plan for 4.43 acres located southeast of the corner of Fleetwood Road and Elm Street by adding an option for mixed use (60% office and 40% residential at 30-40 du/ac) up to 1.0 FAR. Map 30-2 ((1)) 61.

APR-04-II-4M – AREA PLANS REVIEW AMENDMENT – nomination by Keith C. Martin on behalf of Madison Building Associates to amend the Comprehensive Plan for 2.66 acres located generally south of Fleetwood Road, bound by Old Chain Bridge Road and Beverly Road, and north of Old McLean Village by adding an option for mixed use up to 1.25 FAR with office, integrated personal storage, or multifamily residential uses. Map 30-2 ((4)) (D) 11B, 47A.

APR-04-III-5UP – AREA PLANS REVIEW AMENDMENT – nomination by John C. Ulfelder on behalf of the Planning & Zoning Committee of the Great Falls Citizens Association to amend the Comprehensive Plan for property located in the Great Falls area in the Riverfront (UP1), Springvale (UP2) and Hickory (UP3) Community Planning Sectors of the Upper Potomac Planning District by providing conditions regarding cluster subdivisions. Various Maps encompassing the UP1, UP2 and UP3 Planning Sectors.

3785-SP-001-1 – CHESTERBROOK RESIDENCES – pursuant to the proffers associated with the prior approval of SE-2003-DR-022, submission of the site plan and landscaping plans for the two-story Chesterbrook assisted living facility located at 2030 Westmoreland Street on 5.72 acres zoned R-2. Map 40-2 ((1)) 26B, 26C.

2005 Dranesville District Land Use Actions

SE 2005-DR-016 – BRANCH BANK & TRUST COMPANY OF VIRGINIA – to permit demolition of the existing bank and replacement with surface parking for the Kohl's department store as well as construction of a new drive-in bank facility on the northern portion of the parcel located at 2148 Centreville Road on 1.14 acres zoned C-6. Map 16-1 ((7)) part 7B.

2232-D05-14 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC – to permit a distributive antenna system (DAS) telecommunications facility consisting of a total of 29 mini-cell nodes (each comprised of one omni-directional antenna and one fiber optic conversion box) co-located on 29 existing wood utility poles located in VDOT rights-of-way along portions of Beach Mill Road, Georgetown Pike, Old Dominion Drive, River Bend Road, Seneca Road, Springvale Road, Swinks Mill Road, and Utterback Store Road, with the hub facility located within an existing two-story office building at 774B Walker Road. Portions of maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, 13-1, 13-2, 13-4, 14-3, 20-1, 20-2, 20-4, 21-1.

RZ 2005-DR-006 – BASHEER-EDGEMOOR-MOUTOUX LLC – to rezone 69.17 acres from R-A (58.13 acres) and R-1 (11.04 acres) to R-1 (11.20 acres) and PDH-1 (57.97 acres) for a single family residential subdivision. Maps 19-1 ((3)) 2Z and 19-1 ((1)) 5, 8, 9Z, 11A and part of 42Z.

FDP 2005-DR-006 – BASHEER-EDGEMOOR-MOUTOUX LLC – submission of the final development for a residential subdivision (Maymont) consisting of 60 single family detached dwellings (58 new units and retention of two existing units) on 69.17 acres zoned R-1 and PDH-1. Map 19-1 ((3)) part of 2Z, 19-3 ((1)) 8, and parts of 9Z and 42Z.

SEA 83-D-095-3 - GREAT FALLS VILLAGE GREEN DAY SCHOOL – to amend the previously approved Development Conditions for an existing child care center and nursery school to permit an increase from a maximum daily enrollment of 225 to 250 children, with not more than 150 children on-site at any one time, on 4.30 acres zoned R-2 and located at 790 Walker Road. Map 13-1 ((3)) A.

AR 91-D-006 – THE EAGLE FAMILY LIMITED PARTNERSHIP – to renew the Eagle Local Agricultural and Forestal District for a second eight-year period by retaining 50.86 acres zoned R-E and located at 8088 Georgetown Pike for agricultural and forestal uses. 20-2 ((1)) 13Z, 48Z and 20-2 ((13)) 4Z, 5Z.

CHESAPEAKE BAY PRESERVATION AREA MAPS – MAP 41-1 – to determine whether the Crimmins Lane subsection (780 feet of stream) depicted on Map Sheet 41-1 should be classified as a perennial stream.

AF 2005-DR-001 – GARY SIMANSON – to establish the Simanson Local Agricultural and Forestal District on 23.85 acres located at 840 Leigh Mill Road, with 22 acres reserved for forestal uses, one acre for active agricultural uses, and 0.4 acres for residential use (preservation of a 270 year old farmhouse). Map 13-3 ((1)) 19A2, 19B, 20B1, 24A, 26.

PCA 78-D-060 – BOARD OF SUPERVISORS – to amend the proffers associated with the prior approval of a 24 single family detached residential units to permit the northern 6.46 acre portion of the 12.17 acre site zoned R-2 to be developed as the Wolftrap Fire and Rescue Station with the remaining 5.71 acres developed with 11 dwelling units. Map 19-3 ((1)) 20.

2005 Dranesville District Land Use Actions

456A-D89-27-1 – BOARD OF SUPERVISORS – to amend the previously approved public facility application for the 3-bay Wolftrap Fire and Rescue Station approved in 1989 by increasing the size of the facility to a 4-bay station in a 14,125 square foot building located at 9501 Leesburg Pike. Map 19-3 ((1)) 20.

2232-D04-15 – VERIZON WIRELESS – to permit a telecommunications facility comprised of an 85-foot simulated evergreen monopole with twelve antenna at the 80 foot levels to be located at along the northern edge of an existing one-story commercial building at 1139 Walker Road on 833 square feet of land. Map 12-4 ((1)) 65.

2005 Hunter Mill District Land Use Actions

The Planning Commission took action on 20 land use applications in the Hunter Mill District during 2005, all of which were approved wholly or in part. Additional information on the item listed below is available from the Planning Commission Office.

Items Approved

FSA-H98-14-2 – CINGULAR - to amend the previously approved application for a telecommunications facility by replacing nine antennas and adding one equipment cabinet at the base of the monopole located at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

SE 2004-HM-036 – WALKER MANAGEMENT INC. – to replace an existing sign with a monument sign with a greater sign area than allowed by right for the Cascades Executive Center which is located at 12001 Sunrise Valley Drive on 5.33 acres zoned I-4. Map 17-3 ((8)) (4) 1.

FS-H05-4 – NEXTEL COMMUNICATIONS – to install twelve flush-mounted panel antennas and one equipment cabinet on the roof of an existing 12-story residential building (Fellowship House) located at 2231 Colts Neck Road. Map 26-1 ((7)) 3B.

APR-04-III-2DS – AREA PLANS REVIEW AMENDMENT – nomination by Lisa Chiblow (on behalf of Pomeroy Investments Inc.) to amend the Comprehensive Plan for 39.20 acres located in Land Unit A of the Dulles Suburban Center by adding text to permit community serving retail as a component of mixed use development. Map 15-4 ((1)) 26B and 24-2 ((1)) 5.

APR-04-III-3DS – AREA PLANS REVIEW AMENDMENT – nomination by Mark C. Looney (on behalf of Pomeroy Clark I LLC) to amend the Comprehensive Plan for 44.15 acres located at 13900 Frying Pan Road in Land Unit A of the Dulles Suburban Center by adding text to allow community serving retail as a component of the mixed use development and eliminating recommendations to phase commercial with residential. Map 15-4 ((1)) 25, 26A.

APR-04-III-4DS – AREA PLANS REVIEW AMENDMENT – nomination by Lisa M. Chiblow (on behalf of Airston Land LLC) to amend the Comprehensive Plan for 7.35 acres located in Land Unit D-1 of the Dulles Suburban Center by adding an option for residential use at 3-4 du/ac, subject to the elderly housing multiplier. Map 24-2 ((1)) 2-4.

FS-H04-52 – NEXTEL COMMUNICATIONS – to install twelve panels at the top of an existing 130-foot tall electrical transmission pole, with one equipment cabinet on the ground at the base of the pole, located in an existing utility easement on property owned by the Fairfax County Park Authority and Dominion Virginia Power and located at 11975 Lake Newport Road. Map 11-3 ((1)) 9, 11.

FSA-H96-22-2 – NEW CINGULAR WIRELESS – to amend the previously approved telecommunications applications by permitting the addition of a third equipment cabinet on the roof the existing seven-story CFI office building located at 2201 Cooperative Way. Map 16-3 ((1)) 29A.

2005 Hunter Mill District Land Use Actions

FS-H04-27 – OMNIPOINT COMMUNICATIONS (T-MOBILE) – to install nine panel antennas on an existing 102-foot tall Virginia Power transmission tower with three equipment cabinets placed on the ground at the base of the tower which is located in the Clarks Crossing Park at 9850 Clarks Crossing Road. Map 28-3 ((1)) 47.

FS-H05-20 – VERIZON WIRELESS – to install twelve flush-mounted panel antennas (six on the building and six on the penthouse) with one equipment cabinet on the rooftop of the Dulles Hyatt Hotel located at 2300 Dulles Corner Boulevard. Map 15-2 ((2)) 1.

SEA 93-H-060 – COMMERCE BANK – to amend the previously approved application for a service station and quick service foot store by permitting deletion of the previously approved uses and allowing a 4,100 square foot one-story bank with four drive-through lanes on 1.5 acres zoned PRC. Map 17-1 ((7)) 4D2.

FS-H05-23 – OMNIPOINT – to add three panel antennas to inside the existing 97-foot tall stealth flagpole telecommunications monopole with three screened equipment cabinets placed on the ground near the base of the monopole which is located in Frying Pan Park at 2709 West Ox Road. Map 25-1 ((1)) 9.

FS-H05-22 – SPRINT – to install three flush-mounted panel antennas near the top of an existing 120-foot tall Dominion Virginia Power electrical transmission pole, with five enclosed equipment cabinets to be placed on the ground near the base of the pole, which is located at 12000 Cameron Pone Drive. Map 17-1 ((12)) 8.

SE 2005-HM-004 - GREAT FALLS HERITAGE PARTNERS, LLC - to permit a one-story 64-bed assisted living facility providing residential care for those in the middle stages of Alzheimer's disease for the elderly (Sommerford Place) located on 5.06 acres of land zoned R-1. Map 11-2 ((1)) 34B.

FS-H05-32 – T-MOBILE – to install nine flush-mounted telecommunications panel antennas and three equipment cabinets on the penthouse of the existing 90-foot tall office building located at 8521 Leesburg Pike. Map 29-3 ((1)) 43B

FSA-H97-43-1 – NEXTEL COMMUNICATIONS – to amend the previously approved telecommunications facility, located on the roof of the 145-foot tall Dulles Hyatt Hotel at 2300 Dulles Corner Boulevard, by permitting replacement of eight existing panel antennas with eight new larger panel antennas and replacing the existing equipment cabinet with two equipment cabinets. Map 15-2 ((2)) 1.

RZ 2002-HM-043 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC - to rezone 53.8 acres from R-1 and I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.95. Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39.)

FDP 2002-HM-043 – L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC – submission of the final development plan for a mixed use phased development on 53.8 acres zoned PDC featuring commercial/office, hotel, and retail uses in one building

2005 Hunter Mill District Land Use Actions

and a retail use on the first floor of a high-density, multi-family building. Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39.)

PCA 79-C-037-5 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST – to amend the previously approved proffers by deleting 3.55 acres approved for industrial development to permit the area to be rezoned as part of RZ 2002-HM-043. Map 16-3 ((1)) 4B and 4C

SE 2002-HM-046 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC – to permit uses in a floodplain on 53.80 acres zoned PDC. Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39.)

2005 Lee District Land Use Actions

During the twelve months of 2005, the Planning Commission took action on 31 land use applications located in the Lee District, three of which were denied. The remaining items were approved either wholly or in part. Additional information on the applications listed below is available at the Planning Commission Office.

Items Denied

SE 2003-LE-028 – SILVIO DIANA – to permit an existing private driveway to cross a major floodplain and to permit existing fill and storage of concrete products in a floodplain on 8.52 acres zoned I-6 and R-1. Map 99-2 ((3)) parts of 1, 2, 3A, 3B.

SE 2003-LE-029 – SILVIO DIANA - to permit a driveway through R-1 zoned property to serve uses located in the I-6 district. Map 99-2 ((3)) parts of 1, 2.

SE 2003-LE-031 – SILVIO DIANA – to permit a concrete mixing or batching plant on 12.05 acres zoned I-6. Map 99-2 ((3)) parts of 1, 2, 3A, 3B.

Items Approved

S04-IV-MV1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for the area along Richmond Highway between Buckman Road and Janna Lee Avenue, currently planned for townhouse-style office and retail use up to 0.25 FAR with residential use at 2-3 du/ac, by considering the addition of an option for mixed use with residential use up to 25 du/ac with retail and/or office use. Map 101-2 ((1)) 22-24, 101-2 ((5)) (2) 1-7, 8A, 8B, 9-16 and 101-2 ((5)) (3) 1, 2A, 3A, 4-13.

FS-L04-72 – SPRINT - to install nine flush-mounted telecommunications antennas and two equipment cabinets on the roof of the 106-foot tall office building at 5971 Kingstowne Village Parkway. Map 91-2 ((1)) 36C.

RZ-2004-LE-026 – JCE, INC. – to rezone 10.66 acres from R-3 to PDH-3 for development of single family detached dwelling units. Map 82-2 ((1)) 37.

FDP-2004-LE-026 – JCE, INC. – submission of the final development plan for a residential development (Burgundy Woods) consisting of 26 new single family detached units with retention of one existing dwelling, on 10.66 acres zoned PDH-3. Map 82-2 ((1)) 37.

FSA-L04-21-1 – OMNIPOINT & MILESTONE COMMUNICATIONS – to amend the previously approved application for a telecommunications facility by increasing the diameter (from 23.5 to 29.37 inches) of the stadium light pole/monopole located at Edison High school at 5801 Franconia Road. Map 81-4 ((1)) 52.

RZ 2003-LE-055 – HAYFIELD ANIMAL CLINIC – to rezone 4.54 acres from R-1 and C-5 to R-3 and C-5 to permit expansion of the existing veterinary hospital by the addition of a two-story brick structure and to construct seven new single family detached dwellings, with retention of one existing dwelling.. Map 100-1 ((9)) 3, 4 and 100-2 ((1)) 1.

2005 Lee District Land Use Actions

2232-L04-17 – FAIRFAX COUNTY PARK AUTHORITY – to establish a neighborhood park, to be known as Lockheed Boulevard Park, comprised of a playground, trails and a multi-use court, on 0.74 acres owned by the Redevelopment and Housing Authority and located at 3510 Lockheed Boulevard. Map 92-4 ((1)) 12B.

FSA-L00-30-1 – NEXTEL COMMUNICATIONS – to amend the previously approved application by permitting relocation of twelve panel antennas from 80 to 140 feet above ground level on the existing 499-foot tall WPIK Radio Tower located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

S04-IV-S1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 1.2 acres, located in Land Unit A of the Springfield Community Business Center, by revising the text to permit hotel and support uses at an intensity of up to 2.0 FAR in order to accommodate a future request by Marriott Corporation to construct a five to six-story 165-room extended stay hotel with above-ground and below-ground parking. Map 80-4 ((1)) 10.

FS-L05-9 – OMNIPOINT COMMUNICATIONS (T-MOBILE) – to permit nine panel antennas to be co-located on an existing 115-foot utility transmission tower, with three equipment cabinets on the ground at the base of the pole, located within Amberleigh Park at 7516 Beulah Street. Map 90-4 ((10)) A.

FSA-L00-1-2 – CINGULAR WIRELESS – to amend the previously approved application by permitting (a) replacement of nine telecommunications antennas with nine new antennas remounted at the same height on the existing 123-foot tall Virginia Dominion Power, (b) the addition of one new equipment cabinet on the ground, and (c) replacement of the existing chain link fence with an eight-foot tall wood fence located at 6209 Rose Hill Drive. Map 82-3 ((12)) B and ((1)) 6C.

FSA-L98-9-1 – CINGULAR WIRELESS – to amend the previously approved application by permitting the addition of one new equipment cabinet and replacement of nine telecommunications antennas with nine new antennas remounted at the same height on the roof of the five-story Springfield Corporate Center office building located at 6225 Brandon Avenue. Map 80-4 ((1)) 5D.

SEA 94-L-001 – SAUL HOLDINGS LIMITED PARTNERSHIP – to amend the development conditions associated with the prior approval of a drive-in bank on a 1.97 acre portion of the 32.3 acre Beacon Mall shopping center, located at 6700 Richmond Highway, to permit replacement of the existing drive-in Chevy Chase Bank with a full service drive-through bank and a fast food restaurant in place of the existing Goodyear vehicle light service establishment (proposed for relocation under SE 2005-LE-001). Map 93-1 ((1)) part 1A.

ARCHITECTURAL ELEVATIONS – METRO PARK – pursuant to proffer 13 associated with the prior approval of RZ/FDP 1998-LE-048, submission of the architectural renderings depicting the building elevation and design of the Metro Office Park VI six-level parking garage. Tax Map 90-1 ((1)).

SE 2005-LE-001 – SAUL HOLDINGS LIMITED PARTNERSHIP – to permit relocation of an existing Goodyear vehicle light service establishment from the southeast portion to the northwest corner on a 42.600 square foot portion of the Beacon Mall shopping center located at 6700 Richmond Highway. Map 93-1 ((1)) 1A.

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RZ 2004-LE-012 – MDP GROVETON LLC – to rezone 4.59 acres from C-3 to PRM to permit mixed uses (residential, office and secondary uses) within a single multi-story building. Maps 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; 93-1 ((38)) (1) 1, 4, 7.

FDP 2004-LE-012 – MDP GROVETON LLC – submission of the final development plan for a mixed-use 85-foot tall building (Groveton Heights) with retail, office and secondary uses on lower levels, residential uses on the upper floors, and an integrated four-level parking structure on 4.59 acres zoned PRM. Maps 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; 93-1 ((38)) (1) 1, 4, 7.

SE 2005-LE-013 - FEDERAL REALTY PARTNERS – to permit replacement of existing signs with freestanding and additional building-mounted signs in excess of the permitted maximum sign area for the Mount Vernon Plaza and South Valley shopping centers located on 43.45 acres zoned C-6, HC and CRD. Map 101-2 ((1)) 12A, 12A1, 12D, 12E, 12F.

SEA-01-L-024 – KINGSTOWNE TOWNE CENTER – to amend the previously approved application to permit an increase in the gross floor area that can be devoted to accommodate additional fast food restaurants without drive-through windows and to allow an existing private school of special education (martial arts studio) to relocate to a larger space within the 25.21 acre Kingstowne Towne Center shopping center. Map 91-2 ((1)) 36G, part of 36H, 36I.

RZ 2004-LE-021 – LANDMARK PROPERTY DEVELOPMENT – to rezone 16.95 acres from C-5, C-8, R-3 and HC to PDH-30 and HC for a mixed-use development to include single-family attached units, multifamily residential units, and nonresidential uses. Map 101-2 ((1)) 22, 24; 101-2 ((5)) (2) 1, 2, 5-7, 8A, 8B, 9-16; and 101-2 ((5)) (3) 1, 2A, 3A, 4-13.

FDP 2004-LE-021 – LANDMARK PROPERTY DEVELOPMENT – submission of the final development plan for the Mount Vernon Gateway comprised of 306 multifamily residential dwelling units (consisting of a mixture of market rate, affordable, and age-restricted units in three four-story buildings and one seven-story building), 36 back-to-back single family attached dwellings, 86 single family attached units, and 71,760 square foot of nonresidential uses in one five-story building on 16.95 acres zoned PDH-30 and HC. Map 101-2 ((1)) 22, 24; 101-2 ((5)) (2) 1, 2, 5-7, 8A, 8B, 9-16; and 101-2 ((5)) (3) 1, 2A, 3A, 4-13.

FS-L05-15 – NEXTEL – to install up to 12 panel antennas on an existing 112-foot tall Dominion Virginia Power electrical transmission tower and one equipment cabinet on the ground at the base of tower which is located at 3101 Burgundy Road. Map 82-2 ((1)) 50.

SE 2004-LE-033 – LOYAL ORDER OF MOOSE, FRANCONIA LODGE #646 – to permit expansion of the existing Moose Lodge (from 4,272 to 10,272 square feet) located at 7701 Beulah Street on 6.22 acres zoned R-1. Map 99-2 ((1)) 50.

SE 2005-LE-018 – BRANCH BANKING & TRUST COMPANY OF VIRGINIA – to permit the addition of three drive-through lanes (one of which would contain an ATM) to an existing bank located at 7025A Manchester Boulevard on a 1.32 acre portion of the 16.13 acre Festival at Manchester Lakes shopping center which is zoned C-8. Map 91-1 ((12)) part N.

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FS-L05-34 – FAIRFAX COUNTY DEPARTMENT OF COMMUNITY & RECREATION SERVICES – to permit a temporary senior center at the existing Franconia Volunteer Fire Station located at 6300 Beulah Street. Map 81-3 ((5)) 20.

2232-L05-8 – OMNIPOINT COMMUNICATIONS – to construct a telecommunications facility, consisting of a 95-foot tall steel monopole with nine panel antennae and three equipment cabinets, with capacity to accommodate two other service providers, in the southeast area of Lee District Park which is located at 6601 Telegraph Road. Map 92-1 ((1)) 21.

RZ 2005-LE-022 – RESIDENCE INN BY MARRIOTT, INC. – to rezone 1.26 acres from C-6 to PDC for construction of a six-story extended stay hotel with a structured parking garage at 6200 Old Keene Mill Road. Map 80-4 ((1)) 10.

FDP 2005-LE-022 – RESIDENCE INN BY MARRIOTT, INC. – submission of the final development plan for a six-story extended stay hotel with a structured parking garage, with one level of underground parking and two levels of above ground parking, on 1.26 acres zoned PDC and located in Land Bay A of the Springfield Community Business Center. Map 80-4 ((1)) 10.

2005 Mason District Land Use Actions

In 2005, the Planning Commission took action on 23 land use items located in the Mason District, all of which were approved either wholly or in part. More information about the items listed below can be obtained from the Commission Office.

Items Approved

SEA 98-M-009-2 – THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON – to amend the previously approved application for the Queen of Apostles Church with associated private school for grades K through 8 and Notre Dame Graduate School, located on 12.17 acres at 4329 Sano Street, by permitting a 4,272 square foot building addition (for an internal/external gathering space, gift shop, sacristy, restrooms and mechanical equipment storage) as well as site modifications to include 20 additional parking spaces, supplemental landscaping, and provision of an underground stormwater management facility with bioretention filter. Map 72-2 ((1)) 21.

FS-M04-71 – SPRINT – to install nine telecommunications antennas (three flush-mounted to the penthouse and six flush-mounted to the building façade), with two equipment cabinets located on the roof of the 78 foot tall multifamily Ravensworth Towers apartment building located at 4327 Ravensworth Road. Map 71-1 ((9)) 4C.

RZ 2004-MA-025 – HECHINGER ENTERPRISES – to rezone 7.81 acres located in the Backlick Plaza shopping center from C-6 and I-5 to C-6 to permit re-use of the vacant 49,580 square foot Hechinger hardware store as a Grand Mart grocery store with no change in use proposed for Building 2 currently occupied by eating and retail establishments. Map 80-2 ((1)) 23.

SE 2004-MA-030 – COMMERCE BANK – to permit a one-story freestanding drive-in bank on a 29,160 square foot portion of the existing parking lot within the Willston Center shopping center located at the intersection of Arlington Boulevard and Patrick Henry Drive. Map 51-3 ((18)) part of 4.

SEA 84-M-121-02 – WESTMINSTER SCHOOL, INC. – to amend the previously approved application for the Westminster School, a 49,819 square foot private school located on 4.68 acres at 3819 Gallows Road, to permit an existing building to be used as a dwelling by a resident caretaker. Map 60-3 ((24)) 4, 5, 5A.

SE 2004-MA-034 – ENTERPRISE LEASING COMPANY dba ENTERPRISE RENT-A-CAR – to permit establishment of a vehicle rental establishment on 2,374 square feet in the existing Corner at Seven Corners shopping center located at 6288 Arlington Boulevard on 6.46 acres zoned C-7, HC, SC and CRD. Map 51-3 ((1)) 35A, 35B.

FS-M05-1 – NEXTEL COMMUNICATIONS – to permit twelve panel telecommunications antennas to be installed on a temporary 85-foot tall monopole, with one equipment cabinet on the ground at the base of the monopole, until such time as the existing unused Home-Style Inn is demolished and replaced with new structures approved under RZ-2003-MA-030, after which the antennas will be relocated to the new building at 6461 Edsall Road. Map 81-1 ((1)) 7A.

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SEA 94-M-067 – AMERICAN LEGION POST 1976 – to permit a two-story addition to the existing lodge building located at 4206 Daniels Avenue on 24,907 square feet zoned C-3, CRD, HC and SC. Map 71-1 ((4)) H1, X.

FSA-M00-82-1 – NEXTEL COMMUNICATIONS, INC. –to amend the previously approved application by permitting the twelve existing flush-mounted panel antennas to be raised an additional 5.1 feet in height behind a six foot screen wall to be placed on the roof of the existing four-story Hampton Inn hotel located at 4800 Leesburg Pike. Map 62-3 ((1)) 25A.

FSA-M01-39-1 – NEXTEL COMMUNICATIONS, INC. – to amend the previously approved telecommunications facility by permitting eight of the twelve flush-mounted panel antennas to be relocated behind louvers on the building façade of Word of Life Assembly of God Church located at 5225 Backlick Road. Map 71-4 ((1)) 40C.

FSA-M99-40-1 – NEXTEL COMMUNICATIONS, INC. – to amend the previously approved application by permitting an existing 15-foot rooftop screen wall to be cut to enable the existing twelve panel antennas to flush-mounted to the screen which is situated on the northeast corner of the roof of the five-story office building at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

RZ 2005-MA-005 – GOODWIN HOUSE INCORPORATED – to rezone 7.89 acres from C-3 to C-4 to permit an increase in floor area from 1.0 to 1.65 FAR)in order to accommodate expansion of the existing 12-story continuing care retirement facility (currently consisting of 60 assisted living units, 73 skilled nursing beds, and 244 independent living units). Map 62-1 ((1)) 16G.

SEA 84-M-088 – GOODWIN HOUSE INCORPORATED – to amend the Development Conditions associated with the prior approval of the continuing care retirement facility located at 3440 South Jefferson Street in order to permit the addition of a new 15-story residential tower (containing 115 independent living units) with underground parking and a three-story addition (containing health and wellness facilities and a memory care ward) on 7.89 acres zoned C-4. Map 62-1 ((1)) 16G.

FDPA 81-M-092 – RICHARD G. WARGOWSKY, TRUSTEE – to amend the previously approved final development plan for the Pinecrest subdivision to permit modification of minimum yard requirements to accommodate replacement of an existing sunroom with a larger one-story addition on the rear of the single family detached house located at 4503 Highland Green Court on 5,741 square feet of land zoned PDH-8. Map 72-1 ((26)) (2) 36.

S04-I-B4 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 3.7 acres located within the Baileys Neighborhood Improvement Program and Conservation Plan area on Opah Street, east of Lacy Boulevard, by adding an option for single family and townhouse residential use up to 12 du/ac (later revised to 5-6 du/ac with a maximum of 20 single family detached homes). Map 61-4 ((1)) 93, 93A; 61-4 ((18)) 11, 12, 13.

SEA 94-M-047 – SAUL SUBSIDIARY LIMITED PARTNERHIP – to amend the previously approved application by permitting the addition of two additional freestanding fast food restaurants (one with a drive-through

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window) within the Seven Corners Shopping Center which is located at 6201 Arlington Boulevard on 31.56 acres zoned C-7, SC, HC and CRD. Map 51-3 ((1)) 29, 29A and ((16)) (B) 1.

RZ 2005-MA-008 – FF REALTY & CLEMENTE LLC – to rezone 7.21 acres from C-3 and R-3 to PRM to permit development of up to 415 multifamily residential units. Map 62-3 ((1)) 13A, 14, 17-19 and ((7)) 1A, 2A, 3-5, 6A, 7A, 8-10.

FDP 2005-MA-008 – FF REALTY & CLEMENTE LLC – submission of the final development plan reflecting up to 415 multifamily residential units (Fairfield at Bailey's Crossroads) in four buildings with underground parking located on 7.21 acres zoned PRM. Map 62-3 ((1)) 13A, 14, 17-19 and ((7)) 1A, 2A, 3-5, 6A, 7A, 8-10.

RZ 2004-MA-038 – MOON SIK PARK – to rezone 2.04 acres, located in the Annandale Community Business Center, from C-6 to C-7 to permit construction of a 75-foot tall hotel with first floor retail and other non-residential uses. Map 71-1 ((1)) 115A, 116B.

SE 2005-MA-019 – VIVLOW & COMPANY – to permit revisions to an existing school of general education and daycare center (Country Woodland) by changing the authorized facility to simply a daycare center, decreasing the maximum enrollment from 105 to 89 children, increasing the age range of the children from 2 to 12 years to 8 weeks to 12 years, and revising the hours of operation for the facility located at 7152 Woodland Drive on 1.84 acres zoned R-2. Map 71-3 ((7)) 24A, 25A.

SE 2005-MA-021 – SAFEWAY INC. – to allow two new building-mounted identification signs and retention of two existing building-mounted signs for the Safeway store located in Building C of the Baileys Crossroads Shopping Center located at 5821 Crossroads Center on 25.08 acres of land zoned C-6. Map 61-2 ((1)) 72C.

3641-SP-003-2 – TRUSTEES OF THE WORD OF LIFE ASSEMBLY OF GOD CHURCH – submission of the landscape site plan, pursuant to Development Condition 12 approved in conjunction with SEA 85-L-036-02, for the Word of Life Assembly of God church, child care center and private school of general education located at 5225 Backlick Road. Map 71-4 ((1)) 40C.

RZ 2001-MA-031 – TOWNES AT MADISON LANE LLC – to rezone 1.20 acres from R-3 to R-12 for a residential development consisting of ten single family attached dwelling units with two-car garages, with Option A providing interparcel connection and Option B providing no interparcel connection with the adjacent subdivision. Map 61-4 ((1)) 10, 11.

2005 Mount Vernon District Land Use Actions

During 2005, the Planning Commission took action on 50 land use applications located in the Mount Vernon District. Three items were denied and the remaining 47 items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Items Denied

RZ 2003-MV-060 – D.R. HORTON, INC. – to rezone 12.79 acres from R-1 to PDH-8 for residential development comprised of 73 dwelling units. Map 108-1 ((1)) 12-16 and 108-1 ((3)) 1, 2, 2A.

FDP 2003-MV-060 – D.R. HORTON, INC. – submission of the final development plan for the proposed Lyndham Hill Phase II residential development consisting of 31 single family detached dwelling units with two-car garages, 27 attached residential units with two-car garages, and 15 attached units with no garages, on 12.79 acres proposed for PDH-8 zoning. Map 108-1 ((1)) 12-16 and 108-1 ((3)) 1, 2, 2A.

FS-V05-36 – OMNIPOINT COMMUNICATIONS – to find that the proposed telecommunications facility on a 69-foot tall monopole/light pole at an existing baseball field on the grounds of Mount Vernon High School, located at 8515 Old Mount Vernon Road, is a feature shown of the Comprehensive Plan. Map 101-4 ((10)) (1) 16. (NOTE: This application was converted to a 2232 application and was heard by the Planning Commission in 2006.)

Items Approved

FS-V04-58 – CINGULAR WIRELESS – to co-locate twelve telecommunication panel antennas on the top of a Fort Worth pole to be placed inside an existing 101-foot tall Dominion Virginia Power electrical transmission tower, with one screened equipment cabinet on the ground, within a 220-foot wide easement on land (in the vicinity of Burning Forest Court) which is owned by the Newington Forest Community Association. Map 98-3 ((2)) H.

FSA-62-2 – AT&T WIRELESS SERVICES – to amend the previously approved feature shown application by permitting the addition of a third telecommunications equipment cabinet on the ground behind the existing four-story Best Western Hotel located at 8751 Richmond Highway. Map 109-2 ((2)) 6A.

PCA 1996-MV-037-07 – LORTON TOWN CENTER COMMERCIAL LLC – to amend the proffers associated with the prior approval of the Lorton Town Center mixed use development on 6.86 acres of land zoned PDC to add a drive-in bank to the list of permitted uses. Map 107-2 ((1)) 43A.

FDPA 1996-MV-037-05 – LORTON TOWN CENTER COMMERCIAL LLC – to amend the previously approved final development plan for the Lorton Town Center mixed use development on 6.86 acres of land zoned PDC to reflect a drive-in bank and canopied stacking lanes. Map 107-2 ((1)) 43A.

SEA 2004-MV-010 – JERRY L. WINCHESTER - to amend the application previously approved for reconstruction of a single family dwelling damaged by flooding of the Potomac River during Hurricane Isabel within a 100-year floodplain and Resource Protection Area by permitting a reduction in minimum yard

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requirements on 7,000 square feet of land zoned R-3 and located in New Alexandria at 6430 Fourteenth Street. Map 93-2 ((8)) (10) 31 and 32.

S04-IV-MV3 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 25.1 acres located north of the Collingwood Museum and Library on Americanism in the Wellington Community Planning Sector, currently planned for residential use at 2-3 du/ac, by considering limiting development to one single family dwelling unit in addition to the existing single family dwelling unit and accessory structures with alternative uses to include a cultural center, museum, non-profit uses, sculpture park or school of special education or similar facilities. Map 102-4 ((1)) 72.

RZ 2004-MV-031 – IVY DEVELOPMENT – to rezone 3.12 acres from R-1 to PDH-3 to permit construction of eight new single family detached dwellings at a density of 2.57 du/ac. Map 99-3 ((1)) 3.

FDP 2004-MV-031 – IVY DEVELOPMENT – submission of the final development plan depicting the layout of eight new single family detached dwellings with two-car garages, with an average lot size of 5,200 square feet and with access to be provided from a private street off of Alban Road, on 3.12 acres zoned PDH-3. Map 99-3 ((1)) 3.

AR 87-V-121-02 – GARY & CHARLOTTE KNIPLING – to renew the Knipling Local Agricultural and Forestal District, originally established in 1988, for a third eight-year period on 36.75 acres zoned R-E and maintained for forestal uses including timber and firewood production and conservation. Map 118-1 ((3)) V/Z, 118-2 ((1)) 6 V/Z, 118-2 ((2)) 10 V/Z and 118-2 ((5)) V/Z, 1V/Z, 2 V/Z, 7 V/Z.

SEA 87-V-106-2 – OURISMAN DODGE – to amend the previously approved application for an existing vehicle sales, rental and ancillary service establishment (Ourisman Dodge) by reducing the land area of the original application by 0.13 acres, modifying the site layout, and permitting the addition of a 272-space parking structure within the Cameron Run 100-year floodplain on 5.16 acres zoned C-8 and located at 5900 Richmond Highway. Map 83-2 ((1)) 2C.

FS-V05-2 – OMNIPOINT (T-MOBILE) – to co-locate nine panel antennas on a ten-foot extension mounted to the top of an existing 75-foot tall Dominion Virginia Power transmission pole, with three equipment cabinets placed on the ground beside the pole which is located with Occoquan Park at 9751 Ox Road. Map 106-4 ((1)) part of 54.

RZ 2004-MV-037 – THOMAS O'KEEFE, JR. – to rezone 3.59 acres from R-1 to R-3 for development of nine single-family detached dwellings (Sabina Estates) to include the vacation of Lenore Drive and a portion of Virginia Drive. Map 98-2 ((4)) 1, 2.

PCA 1999-MV-025 – MINNIELAND PRIVATE DAY SCHOOL – to amend the proffers associated with the prior approval of the Lorton Station South commercial shopping center by permitting the addition of a child care center within a 6,600 square foot portion of the shopping center located on 22.2 acres zoned C-6. Map 107-4 ((23)) E4, E5.

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SEA 99-V-020 – MINNIELAND PRIVATE DAY SCHOOL – to permit a child care center, with a maximum enrollment of 150 children with eighteen employees, within a 6,600 square foot portion of the Lorton Station South commercial shopping center located on 22.2 acres zoned C-6. Map 107-4 ((23)) E4, E5.

SE 2004-MV-038 – KELLY & KIM CAMPBELL – to permit construction of a riprap revetment along the shoreline of the Potomac River on a 1.56 acre residential lot zoned R-E and located within a 100-year floodplain at 11727 River Drive in the Hallowing Point River Estates subdivision on Mason Neck. Map 122-2 ((2)) 7.

4711-WPSF-001-1 – VAN METRE DEVELOPMENT INC. – to waive the Subdivision Ordinance provision that requires single family detached dwelling units to have frontage on VDOT maintained public streets by permitting two proposed subdivided lots, depicted on plan 4711-PL-03, to have frontage on a roadway (East Boulevard Drive) constructed in 1930s by the federal government and maintained by the National Park Service. Map 102-2 ((1)) 22C1.

4711-WPSF-002-11 – VAN METRE DEVELOPMENT INC. – to waive the Subdivision Ordinance provision that requires single family detached dwelling units to have frontage on VDOT maintained public streets by permitting two proposed subdivided lots, depicted on plan 4711-PL-03, to have frontage on a roadway (East Boulevard Drive) constructed in 1930s by the federal government and maintained by the National Park Service. Map 102-2 ((1)) 22D1.

456A-V97-18-1 – CINGULAR WIRELESS – to amend the previously approved application by replacing nine antennas with nine new antennas at the same height on the existing 149-foot tall Mid-Atlantic communications tower, with one additional equipment cabinet on the ground inside an existing equipment shelter at 9128 Belvoir Court (9102 Richmond Highway). Map 109-1 ((1)) 38, 39, 40.

FSA V97-57-2 – NEW CINGULAR WIRELESS (formerly AT&T WIRELESS) – to amend the previously approved application by permitting the addition of one equipment cabinet on the ground at the base of the existing 196-foot tall Nextel communications tower located at 10112 Furnace Road. Map 113-1 ((1)) 11.

RZ 2004-MV-030 – LUKEN COMPANY LC – to rezone 3.71 acres from R-1 to R-3 for a cluster development comprised of seven single family detached dwelling units with garages. Map 110-1 ((1)) 40, 41, 42.

SE 2005-MV-005 – TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MT. VERNON – to permit building additions in two phases (to accommodate an increase from 170 to 260 seats in the sanctuary and from 60 to 147 students in the nursery school) to an existing church located at 5521 Old Mill Road on 2.98 acres zoned R-1. Map 110-1 ((1)) 4A.

ARCHITECTURAL RENDERINGS - EASTWOOD PROPERTIES – pursuant to proffers 7 and 8 associated with the prior approval of RZ 2003-MV-062, submission of the architectural renderings depicting the elevation, façade and design features of the residential units located on 3.4 acres zoned PDH-2. Map 101-4 ((1)) 60, 61.

S05-IV-LP1 – OUT OF TURN PLAN AMENDMENT – to amend the Comprehensive Plan for Sub-Unit F3 of the Lorton-South Route 1 Community Planning Sector by expanding the Approved Sewer Service Area to allow for the provision of a septic field to serve the Gunston Center development (proposed under RZ 2004-MV-020)

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of a one-story industrial condominium building on parcel 41 (9.88 acres) with dedication of parcel 40 (4.19 acres) to the Board of Supervisors as open space. Map 113-3 ((1)) 40, 41.

RZ 2004-MV-020 – GUNSTON CENTER LLC – to rezone 4.19 acres (parcel 40) from R-1 to R-1 with proffers and 9.88 acres (parcel 41) from I-4 and R-1 to I-4 for development of a one-story industrial/warehouse condominium (parcel 41) and dedication of parcel 40 to the Board of Supervisors as open space. Map 113-3 ((1)) 40, 41.

RZ 2004-MV-032 – CRANFORD STREET LLC – to rezone 8.97 acres from R-1 to PDH-5 for a single family detached residential development. Map 113-2 ((1)) 17 and 113-2 ((2)) part 1B, 2, 2A, 3, 5-15.

FDP 2004-MV-032 – CRANFORD STREET LLC – submission of the final development plan for the Lorton Valley subdivision, to consist of 35 single family detached dwelling units, on 8.97 acres zoned PDH-5. Map 113-2 ((1)) 17 and 113-2 ((2)) part 1B, 2, 2A, 3, 5-15.

RZ 2004-MV-035 – LEANDER McCORMICK-GOODHART & HENRIETTA McCORMICK-GOODHART BURKE – to downzone 25.14 acres located at 8303 East Boulevard from R-2 to R-E with specific recognition that only one additional principal dwelling can be constructed on the property in the future and that the property is the subject of a conservation easement dedicated by the owners to the Virginia Outdoor Foundation as a perpetual gift. Map 102-4 ((1)) 72.

FS-V05-5 – - SOUTHWESTERN BELL MOBILE SYSTEMS (CINGULAR WIRELESS) – to replace nine panel antennas with new antennas and add one new equipment cabinet to the existing rooftop telecommunications facility located on the Metrocall Building at 6677 Richmond Highway. Map 93-1 ((1)) 22.

FS-V05-17 – OMNIPOINT/T-MOBILE – to co-locate nine panel antennas on an existing 152-foot tall monopole, with three equipment cabinets on the ground next to the base of the monopole, located at 8201 Terminal Road. Map 99-3 ((1)) 38.

PCA 2005-MV-018 – COMMERCE BANK – to permit the establishment of proffers on a 1.65 acre site with split zoning to allow 0.96 acres (zoned C-8 and CRD) to be developed with a freestanding bank; 0.51 acres (zoned R-4) to be retained as undisturbed wooded area; and the remaining 0.18 acres to be dedicated to VDOT. Map 93-1 ((1)) 25.

SE 2005-MV-012 – COMMERCE BANK – to permit a freestanding bank with four drive-through windows on 0.96 acres (currently developed with a vacant motel and parking lot) zoned C-8, HC and CRD, and located within the Richmond Highway Commercial Revitalization District at 6615 Richmond Highway.. Map 93-1 ((1)) part 25.

PCA 89-V-062-2 – COLCHESTER LAND COMPANY – to amend the previously approved proffers by deleting a 1.95 acre portion of the application property, which encompasses 98.967 acres of the 108.05 acre Gunston Commerce Center zoned I-4; replacing the option to build a 55,000 square foot hotel with a 52,000 square foot office building within Land Bay A; increasing the maximum permitted office use proportion from 35 to 72%; revising the timing of the commitment to construction dual left turn lanes from Richmond Highway to

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Furnace; and improving the Furnace Road frontage at Land Bays C and D. Map 113-3 ((1)) 5A, 5C, 5D, 5F, 5H1, 5H2, 5H3.

RZ 2004-MV-011 – COLCHESTER LAND COMPANY – to rezone 1.95 acres within Land Bay A of the Gunston Commerce Center from I-4 to I-5 to permit development of a 27,750 square foot building with retail and office uses. Map 113-3 ((1)) 5H1.

SE 2004-MV-011 – COLCHESTER LAND COMPANY – to permit up to two fast food restaurants and a quick-service food store within a portion of the building proposed to be constructed in Land Bay A of the Gunston Commerce Center pursuant to RZ 2004-MV-011. Map 113-3 ((1)) 5H1.

2232-V04-16 – FAIRFAX COUNTY PARK AUTHORITY – to construct the countywide Laurel Hill Park for both passive and active recreation uses such as trails, picnic areas, community gardens, natural and cultural interpretative areas, nature center, golf course, athletic fields, and an equestrian center, on a 1186 acre portion of the 3,200 acre site of the former D.C. Correctional Facility at Lorton. Map 107-2 ((1)) 55, 56; 107-3 ((1)) 0 part of 19; and 113-2 ((1)) part of 15.

RZ 2004-MV-041 – MHI HUNTINGTON LLC – to rezone 13.46 acres from R-4 and R-8 to PDH-8 for single family attached residential development. Map 83-1 ((1)) 56, 57, 62A, 62B, 63-65, 67-74, 76, 76A, 78-80, 82, 83, 85; 83-1 ((18)) 1-4; and 83-3 ((1)) 95-99.

FDP 2004-MV-041 – MHI HUNTINGTON LLC – submission of the final development plan for Huntington Mews, a development of 85 single family attached residential units consisting of a mixture of rear-load and front-load units, each with two-car garages, on 1346 acres zoned PDH-8. Map 83-1 ((1)) 56, 57, 62A, 62B, 63-65, 67-74, 76, 76A, 78-80, 82, 83, 85; 83-1 ((18)) 1-4; and 83-3 ((1)) 95-99.

SE 2004-MV-035 – MHI HUNTINGTON LLC – to permit uses in a floodplain by removing existing pavement and structures located at the rear of the property, construction of drainage outfall facilities, and construction of a pervious surface recreational trail in connection with the Huntington Mews residential townhouse development. Map 83-1 ((1)) 56, 57, 62A, 62B, 63-65, 67-74, 76, 76A, 78-80, 82, 83, 85; 83-1 ((18)) 1-4; and 83-3 ((1)) 95-99.

RZ 2005-MV-001 – BROOKFIELD RIDGE ROAD LLC – to rezone 11.04 acres from R-1 to PDH-2 for development of single family detached units. Map 89-4 ((1)) 56, 57A, 69.

FDP 2005-MV-001 – BROOKFIELD RIDGE ROAD LLC – submission of the final development plan for 20 (reduced from the original proposed number of 22) single family detached residential units with two-car garages on 11.04 acres zoned PDH-2, including retention of the existing on-site Sutherland Family Cemetery. Map 89-4 ((1)) 56, 57A, 69.

2232-V05-18 – SPRINT PCS – to install up to twelve telecommunications panel antennae within the existing 65.5-foot tall steeple/cross on top of the St. Luke's Episcopal Church (building height of 47.5 feet) with five fenced equipment cabinets placed at the rear of the church which is located at 8009 Fort Hunt Road. Map 102-2 ((12)) A.

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PCA 79-L-147 – KHAN INTERNATIONAL LLC – to amend the previously approved proffers to permit site modifications and the addition of a freestanding car wash facility on 34,578 square feet of land zoned C-5 and located at 9308 Gunston Cove Road. Map 107-4 ((1)) 11A.

SEA 84-V-009-2 – KHAN INTERNATIONAL LLC – to amend the previously approved application to permit site modifications and the addition of a car wash on 34,578 square feet of land zoned C-5 and located at 9308 Gunston Cove Road. Map 107-4 ((1)) 11A.

FS-V05-29 – T-MOBILE – to co-locate nine telecommunications panel antennas on an existing 114-foot tall monopole with three fenced equipment cabinets located at the base of the monopole which is located at 7361A Lockport Place. Map 108-1 ((1)) 1H.

SEA 78-V-115 – JOHN B. LoGRANDE – to amend the previously approved application by allowing the existing dwelling, located at 1212 I Street, to remain less than 18 inches above the 100-year floodplain level and within 15 feet of the floodplain as well as construction of a detached garage within 15 feet of the existing dwelling located on 10,500 square feet of land zoned R-3. Map 93-2 ((8)) (38) 30-32.

VC 2005-MV-006 – JOHN B. LoGRANDE – to permit the existing dwelling located at 1212 I Street to remain less than 18 inches above the 100-year floodplain level. Map 93-2 ((8)) (38) 30-32.

FS-V05-35 – VERIZON WIRELESS – to co-locate twelve flush-mounted telecommunications antennae on the parapet wall and one equipment cabinet on the rooftop of the 8-story existing Huntwood office building located at 5845 Richmond Highway. Map 83-4 ((1)) 11.

2005 Providence District Land Use Actions

During 2005, the Planning Commission took action on 41 land use applications located in the Providence District, four of which were denied. The remaining 37 items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Items Denied

APR-04-II-1V – AREA PLANS REVIEW AMENDMENT – nomination by Mary Theresa Flynn on behalf of Centex Homes Inc. to amend the Comprehensive Plan for 73 parcels totaling 37.25 acres (Poplar Terrace subdivision) from residential use at 1-2 du/ac, 2-3 du/ac and 3-4 du/ac (as reflected on the Plan map) to residential use at 30-40 du/ac with ancillary retail. Map 48-3.

APR-04-II-7V – AREA PLANS REVIEW AMENDMENT – nomination by James D. Clark to amend the Comprehensive Plan for seven parcels comprising 3.46 acres within Briarwood Farms from 1-2 du/ac (as reflected on the Plan map) to residential use at 4-5 du/ac. Map 48-2 ((7) (33) 4-6 and 11-14.

APR-04-II-10V – AREA PLANS REVIEW AMENDMENT – nomination by Majid Esmaeilian to amend the Comprehensive Plan for ten parcels comprising 5.76 acres from 2-3 du/ac (as reflected on the Plan map) to residential use at 4-5 du/ac. Map 39-4.

FDP-2004-PR-024 – ANTHONY DEVELOPMENT – submission of the final development plan depicting four single-family units with two-car garages on 1.31 acres proposed to be rezoned to PDH-4. Map 39-1 ((9)) 39.

Items Approved

2232A-P00-5-2 – AT&T WIRELESS SERVICES – to amend the previously approved application for a telecommunications facility co-located on an existing 120-foot tall VDOT camera monopole located in right-of-way at the I-495 and Route 50 interchange by permitting the addition of a third equipment cabinet on the ground at the base of the monopole. Map 49-4.

SE 2004-PR-026 – CHEVY CHASE BANK – to permit a one-story bank with two drive-through lanes (Chevy Chase Bank: Oakton Branch) and signage ten square feet in excess of sign regulations on the site of the former Appalachian Outfitters retail store and the historic Oakton School House (proposed to be relocated to Corbalis Park) on 38,472 square feet of land zoned C-2 and located at 2938 Chain Bridge Road. Map 47-2 ((1)) 93.

PCA 79-P-038 – NEVZAT & HACER KANSU – to amend the previously approved proffers by replacing an existing dwelling (currently used as administrative and storage space for NEKA Marble and Granite) with a 7,975 square foot warehouse for marble and granite storage on 20,066 square feet of land zoned I-5 and HC. Map 49-2 ((5)) 5.

CSPA 1999-PR-060 – ROCKS TYSONS TWO LLC –to amend the previously approved Comprehensive Sign Plan for the Tysons Rocks mixed use commercial project, located at 8027 Leesburg Pike on 3.77 acres zoned PDC, HC and SC, by increasing the number of awning signs, changing the amount of signage on the awnings for Best Buy and Borders Books, increasing the size of the sign above the entrance to the parking garage, adding directional panels on the monument signs, and relocating two Best Buy illuminated signs from inside to outside the windows. Map 39-2 ((1)) 7 and 39-2 ((15)) 9, 11, 30.

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PCA 93-P-016 – VINTAGE CREST – to amend the proffers associated with the prior approval of the R-5 zoned Cedar Crossing residential townhouse development in order to delete a 0.04 acre strip from the 1.85 acre subject property so that the deleted land can be incorporated into the development proposed under RZ-2004-PR-033. Map 49-1 ((24)) A, 1-9.

RZ 2004-PR-033 – VINTAGE CREST – to rezone 1.58 acres from R-1 to R-5, to include 0.04 acres transferred from PCA-93-P-016 already zoned R-5, for development of eight single family townhouse units (which will be incorporated into the existing adjacent Cedar Crossing residential development) on a total of 1.62 acres. Map 49-1 ((1)) 21, 22 and 49-1 ((24)) part of A.

RZ 2004-PR-008 – EDGEMOORE LAND LLC – to rezone 4.84 acres from R-1 to PDH-2 to permit the construction of six single-family detached dwellings at a density of 1.24 du/ac. Map 48-2 ((1)) 3.

FDP 2004-PR-008 – EDGEMOORE LAND LLC – submission of the final development plan depicting the site layout, illustrative landscape plan, elevations, and architectural renderings for a residential development (to be known as Fairfield Manor) comprised of six single family detached dwellings with access via Hargrove Court. Map 48-2 ((1)) 3.

PCA 75-7-007 – BLAKE HILLS COMMUNITY ASSOCIATION INC. – to amend the proffers associated with the prior approval of the Blake Hills subdivision, consisting of twelve single family attached units on 1.379 acres zoned R-12, by deleting proffer 2 (which required the provision of a tot lot) in order to replace the existing tot lot on 22,937 square feet of land with grass, shrubs and trees as a safety measure due to the proximity of the tot lot to a heavily traveled four lane road (Blake Lane). Map 48-1 ((41)) A.

PCA 88-P-052 – RAILROAD TREE CORPORATION – to amend the proffers associated with the prior approval of RZ 88-P-052 to permit access from Railroad Street to the existing surface parking lot (serving an adjacent existing two-story office building on parcel 60) which is located on 7,089 square feet of land zoned C-2. Map 39-4 ((1)) 61, part of 61A, 61B, 61C.

FSA-P96-36-2 – AT&T WIRELESS SERVICES – to amend the previously approved applications by permitting the addition of a third equipment cabinet to the existing telecommunications facility located on the roof of an eight-story office building located at 3211 Jermantown Road. Map 47-3 ((1)) 29B.

2232A-P00-5-3 – NEW CINGULAR WIRELESS – to amend the previously approved applications by replacing nine antennas and adding seven new equipment cabinets on the ground next to the existing camera monopole located in the Virginia Department of Transportation right-of-way at the I-495 and Route 50 interchange. Map 49-4.

SE 2004-PR-037 – ANTHONY Q. TEDDER – to permit construction of a single family detached dwelling within the Bear Branch 100-year floodplain and Resource Protection Area located in the Briarwood subdivision at 2862 Hunter Road on 4.74 acres zoned R-1 and HC. Map 48-2 ((7)) (44) D.

APR-04-II-1F – AREA PLANS REVIEW AMENDMENT – nomination by Philip G. Yates to amend the Comprehensive Plan for 11 parcels comprising 33.92 acres (Flint Hill Upper School Campus) to permit limited

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expansion of the approved sewer service area in order to provide restroom facilities at the athletic fields to serve players and spectators. Map 47-3.

APR-04-III-3FC – AREA PLANS REVIEW AMENDMENT – nomination by Martin D. Walsh and Elizabeth Baker, on behalf of TCR Mid-Atlantic Properties, to amend the Comprehensive Plan for two parcels comprising 3.51 acres, located in Land Unit K of the Fairfax Center Suburban Center, by adding an option for residential use at 20-25 du/ac. Map 56-2 ((1)) 19, 20.

APR-04-II-4V – AREA PLANS REVIEW AMENDMENT – nomination by Eugene Barnes to amend the Comprehensive Plan for 21 parcels comprising 11.57 acres (known as the Stenwood area) from residential use at 5-8 du/ac to 3-4 du/ac. Map 49-2.

APR-04-II-9V – AREA PLANS REVIEW AMENDMENT – nomination by Alison Dyer to amend the Comprehensive Plan for 15 parcels comprising 12.63 acres (known as the Wedderburn area) from residential use at 2-3 du/ac (as reflected on the Plan map) to 1-2 du/ac. Map 39-3.

SE 2005-PR-003 – SUNOCO INC. – to permit a new lessee to continue operation of an existing service station located at 2961 Hunter Mill Road on a 23,466 square foot portion of the 11.2 acre Oakton Shopping Center zoned C-6. Map 47-2 ((1)) 99.

FS-P05-10 – CINGULAR WIRELESS – to install six telecommunications equipment cabinets inside the penthouse and twelve flush-mounted panel antennas to the penthouse walls of the existing Dewberry Office Building located at 8401 Arlington Boulevard. Map 49-3 ((9)) 11A.

2232-P05-3 – FAIRFAX COUNTY PARK AUTHORITY – to update and renovate existing facilities, to develop new active and passive recreation facilities, and to add approximately 6.75 acres to the existing park (Nottoway Park) located at 9537 Courthouse Road. Map 48-1 ((1)) 74, 85, 86.

2232-P05-9 – APC REALTY & EQUIPMENT COMPANY/SPRINT PCS – to permit the addition of a ten-foot tall extension (to accommodate three flush-mounted antennas) to an existing 93-foot tall stadium light pole/monopole, with up to five equipment cabinets at the base of the pole, which is located on the football field of Oakton High School at 2900 Sutton Road. Map 48-1 ((1)) 111.

SEA 2002-PR-017 – CAPITAL ONE BANK – to amend the development conditions associated with the prior approval of SE 2002-PR-017 by permitting a larger freestanding sign along Route 123 and three additional directional signs within the Capital One Campus, located on 29.21 acres zoned C-3 (Land Bay A of the West*Gate Office Park), at 1680 Capital One Drive. Map 29-4 ((5)) A2.

PCA 76-P-118 – ELM STREET DEVELOPMENT – to amend the proffers associated with the prior approval of RZ 76-P-118 for a residential development (Wedderburn Station) by permitting an undeveloped 29,306 square foot lot zoned R-2 (parcel A) to be removed from the application and incorporated into the subject property of RZ/FDP 2003-PR-026. Map 39-3 ((38)) A.

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RZ 2003-PR-026 – ELM STREET DEVELOPMENT & JCE INC. – to rezone 12.05 acres from R-1 and R-2 to PDH-2 to permit 24 single family detached dwellings. Map 39-3 ((38)) A and 39-3 ((1)) 15-18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C.

FDP 2003-PR-026 - ELM STREET DEVELOPMENT & JCE INC. – submission of the final development plan for a residential development consisting of 24 single family detached dwellings with two-car garages on 12.05 acres zoned PDH-2. Map 39-3 ((38)) A and 39-3 ((1)) 15-18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C.

RZ 2004-PR-024 - ANTHONY DEVELOPMENT – to rezone 1.31 acres from R-1 to R-3 for construction of two single-family detached dwellings with two-car garages (revised by the applicant from the original proposal for rezoning to PDH-4 for construction of four single-family detached dwellings). Map 39-1 ((9)) 39. (Note: The Commission recommended denial of the PDH-4 request prior to recommending approval of R-3.)

FS-P05-25 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC – to co-locate twelve screened panel antennae and one equipment cabinet on the roof of the existing 77.5-foot tall NBA office building located at 11250 Waples Mill Road. Map 46-4 ((1)) 52A, B, C.

SEA 2002-PR-017- CAPITAL ONE BANK – to amend the previously approved Development Conditions by permitting additional sign area for the building located on a portion of the 26.21 acre site zoned C-3 and located at 1680 Capital One Drive. Map 29-4 ((5)) A2.

PCA 1999-PR-035 – BATAL CORBIN, LLC – to amend the previously approved proffers associated with the prior approval of RZ 1999-PR-035 (for 14 single family detached dwellings on 6.50 acres zoned R-2 cluster) by modifying the tree preservation commitments as a result of construction activities, increasing the amount of proffered tree cover, increasing the caliper and height of trees along the site frontages, increasing the size and number of trees around a re-designed stormwater management facility, providing for the maintenance and/or replacement of on-site landscaping for a period of two years after final bond release, and planting trees along the W&OD Trail. Map 39-4 ((58)) A, B, 1-14.

RZ 2005-PR-003 – DUNN LORING METRO APARTMENT PARTNERSHIP – to rezone 38,114 square feet of land from R-20 to R-30 to permit removal of an existing 17-unit three-story multifamily building and construction of a new four-story 30-unit multifamily building located at 2729-2733 Gallows Road. Map 49-2 ((1)) 41.

PCA 92-P-036 – JEAN MCMAHON – to amend the previously approved proffers for property rezoned to the R-3 district and located at 8324 Hilltop Road by permitting the existing single family detached dwelling to be replaced with a new single family detached dwelling. Map 39-3 ((10)) 19B.

SEA 80-P-078-14 - INOVA HEALTH CARE SERVICES – to amend the previously approved Development Conditions for Inova Fairfax Hospital by permitting building additions, an increase in building height from 55 up to a maximum of 69 feet for the health education center, and site design changes on 58.9 acres of land zoned R-12 and located at 3300 Gallows Road. Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1D, 1E and parts of 1B and 1C.

SEA 99-P-046 – FLINT HILL SCHOOL – to amend the previously approved application by adding 4.92 acres to the site as well as permitting construction of a centrally located comfort station/equipment storage multiuse

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building, an artificial turf multipurpose athletic field, a multipurpose building, and stormwater managements improvements for the Flint Hill School located at 10900, 10824, 10816 Oakton Road and 3400, 3310, 3308 and 3300 Jermantown Road on 33.76 acres of land zoned R-1. Map 47-3 ((1)) 17A, 19, 20, 20A, 21A, 22, 22A, 23, 24, 34A.

PCA 80-P-039-9 – HUNTERS BRANCH PARTNERS LLC – to amend the previously approved proffers for a 13.90 acre portion (Land Bay A) of the 56.90 acre Hunters Branch mixed use PDC development by adding college/university use as an approved secondary use within the two existing 12-story buildings. Map 48-4 ((1)) 1E, 1G.

2232-P05-19 – FAIRFAX COUNTY PARK AUTHORITY - to establish a local park with a loop trail and trail connections to surrounding neighborhoods, two small picnic pavilions, a playground, one rectangular athletic field, an architectural element (possibly the relocated historic Oakton School House),and a 50-space parking area on 9.81 acres located at 2841 Hunter Mill Road. Map 47-2 ((1)) 13.

RZ 2005-PR-020 – TCR MIDATLANTIC PROPERTIES – to rezone 3.59 acres (Land Bay C of Fairfax Ridge) from I-5 to R-16 to permit the development of a five-story multifamily building with 63 dwelling units, including three affordable dwelling units, with underground parking. Map 56-2 ((1)) 19, 20.

SE 2005-PR-006 – ROBERT & MARY ALICE COLE – to legally establish the existing plant nursery (Sam's Farm) on 2.2 acres zoned R-1 and to allow ancillary retail sales at the facility which is located at 7129 Leesburg Pike. Map 40-3 ((1)) 99.

2005 Springfield District Land Use Actions

During the twelve months of 2005, the Planning Commission took action on 42 land use applications located in the Springfield District, all of which were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Items Approved

FDPA 82-P-069-09-07 – THE PETERSON COMPANIES LC – to amend the previously approved final development plan for a portion of the Fair Lakes development (Land Bay VII-B known as The Shoppes at Fair Lakes) located on 2.85 acres zoned PDC, by permitting a 3,350 square foot addition (via enclosure of the existing arcade) and parking reconfiguration to achieve 13 new parking spaces. Map 55-2 ((5)) A1.

FS-S04-56 – CINGULAR WIRELESS – to co-locate twelve telecommunications panel antennas at the top of Forth Worth pole to be placed inside an existing 112-foot tall existing Dominion Virginia Power (DVP) electrical transmission tower (with one screened equipment cabinet on the ground) located in a 225-foot DVP easement on South Run Oaks Homeowners Association property near Chapel Oaks Drive. Map 97-1 ((6)) (4) E.

FSA-Y98-8-2 – AT&T WIRELESS SERVICES – to amend the previously approved telecommunications applications (formerly in Sully District and now in Springfield District) by adding a second equipment cabinet on the ground next to the existing 136-foot Dominion Virginia Power electrical transmission pole which is located in a DVP easement at Westbrook Drive and Stringfellow Road. Map 55-1 ((8)) K.

SEA 01-S-028 – GESHER JEWISH DAY SCHOOL – to amend the previously approved special exception plat to permit a slight shift in location of the soccer field, modifications to the transitional screening and limits of clearing and grading, and relocation of septic fields for a private school of general education (Gesher Jewish Day School) with a maximum daily enrollment of 540 students located at 4700 Shirley Gate Road on 28.31 acres zoned R-C and WS. Map 56-4 ((1)) 19B and 56-4 ((3)) 1.

FDPA 82-P-069-14-04 – THE PETERSON COMPANIES LC - to amend the previously approved and amended final development plan for Land Bay V-B3 of Fair Lakes (currently developed with the Kohls and Galyans retail stores) to permit the addition of 11,500 square feet of retail use and surface parking spaces on a 1.45 acre portion of the 15.68 acre site zoned PDC. Map 55-2 ((1)) part of 14B1.

FDPA 82-P-069-07-07 – THE PETERSON COMPANIES LC – to amend the previously approved and amended final development plan for Land Bay V-B3 of Fair Lakes to permit a one-story 10,800 square foot retail building in lieu of a 200,000 square foot office building and four-story parking garage on a 14.23 acre portion of the 15.68 acre site zoned PDC. Map 55-2 ((1)) part of 14B1, 14B2, 14B3.

FS-S04-70 – SPRINT – to co-locate up to nine panel antennas on a Fort Worth pole, to be attached to an existing 116-foot Virginia Power transmission tower, with up to four equipment cabinets on the ground at the base of the tower which is located in a 200-foot wide easement near the intersection of Balmoral Greens Avenue and Compton Road. Map 74-2 ((6)) N.

FDPA 82-P-069-13-09 – NATICK VA REALTY CORP. – to amend the previously approved final development plan for the 11.48 acre Fair Lakes Center zoned PDC to reflect the addition of a service station with four pumps

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and surface parking as an accessory use to the 116,317 square foot retail store (BJ's Wholesale Club). Map 55-2 ((4)) 4.

RZ 2004-SP-001 – GHOLAMREZA KHAMESI – to rezone 1.84 acres from R-1 to R-3 to develop four single family detached dwellings (Cardinal Estates) at a density of 2.20 du/ac. Map 79-3 ((6)) 41.

FS-S04-57 – NEW CINGULAR WIRELESS – to co-locate twelve antennas on a Fort Worth pole to be installed inside an existing 140-foot tall Virginia Dominion Power electrical transmission tower, with one equipment cabinet located on the ground within a 250 foot wide easement at 12465 Henderson Road. Map 85-2 ((1)) 60.

FS-S04-60 – OMNIPOINT COMMUNICATIONS (T-MOBILE) – to co-locate three telecommunications panel antennas on an existing 75-foot flagpole/monopole, with two equipments to be placed within an existing brick wall enclosure on the ground located at 7801 Maritime Lane. Map 97-2 ((1)) 4A.

S04-III-FC1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan for 3.93 acres (occupied by Centerpointe Church) located across from Fair Oaks Mall in Sub-unit J3 of the Fairfax Center Area by deleting language requiring that the planned parking structure be located on the northern portion of the property adjacent to Legato Road. Map 46-3 ((1)) 45, 46, 47, 48, 49, 50.

RZ 2004-SP-036 – SEWAN ENTERPRISES LLC – to rezone 1.01 acres from R-1 to R-2 to permit the development of two single family detached dwellings. Map 88-1 ((1)) 28.

FSA-S97-40-1 – NEW CINGULAR WIRELESS (formerly AT&T WIRELESS) – to amend the previously approved telecommunications facility by permitting the addition of a third equipment cabinet on the ground under the bleachers near the existing 125-foot tall stadium light pole/monopole on the athletic field of Centreville High School located at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

RZ 2004-SP-027 – RANDOLPH J. BENDER – to rezone 8.07 acres from C-8 and R-1 to PDH-2 to permit the development of sixteen single family detached dwelling units. Map 56-1 ((1)) 46 and 56-1 ((7)) 1A.

FDP 2004-SP-027 – RANDOLPH J. BENDER – submission of the final development plan depicting the layout and design of sixteen single family detached dwelling units located on 8.07 acres zoned PDH-2. Map 56-1 ((1)) 46 and 56-1 ((7)) 1A.

FS-S05-6 – T-MOBILE – to permit installation of nine panel antennas on a 119-foot Fort Worth pole placed inside an existing 106-foot Virginia Power electrical tower, with three equipment cabinets placed on the ground at the base of the tower, located within a power easement on property owned by the Fairfax County Park Authority. Map 88-2 ((1)) 2B.

PCA 82-P-069-14 – THE PETERSON COMPANIES LC – to amend the proffers associated with the prior approval of the 620-acre Fair Lakes mixed use development zoned PDC by reducing the minimum office space requirement and adding proffers addressing the proposed provision of additional residential units in Land Bay V-B. Maps 45-4 ((1)) 25E; 45-4 ((11)) A2; and 55-2 ((1)) 6, 6A, 8, 9A, 11A1, 11C1, 11D, 18.

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FDPA 82-P-069-01-13 - THE PETERSON COMPANIES LC – to amend the previously approved final development plan for a 16.64 acre portion of the 620-acre Fair Lakes mixed use development zoned PDC by deleting the approved but un-constructed 60,000 square foot office building in Land Bay V-A and allowing the square footage to be utilized for the development proposed for a portion of Land Bay V-B under FDPA 82-P-069-06-8 and FDPA 82-P-069-11-3. Map 55-2 ((1)) 6.

FDPA 82-P-069-08-4 - THE PETERSON COMPANIES LC - to amend the previously approved final development plan for an 8.37 acre portion of the 620-acre Fair Lakes mixed use development zoned PDC by deleting the approved but un-constructed two-story 4,000 square foot drive-in bank building in Land Bay V-A and allowing the square footage to be utilized for the development proposed for a portion of Land Bay V-B under FDPA 82-P-069-06-8 and FDPA 82-P-069-11-3. Map 55-2 ((1)) 6A, 8

CDPA 82-P-069-07 - THE PETERSON COMPANIES LC – to amend the previously approved conceptual development plan for a 13.86 acre portion of the 620-acre Fair Lakes mixed use development zoned PDC by modifying the use limitation for residential use and permitting the addition of residential uses in Land Bay V-B. Map 55-2 ((1)) 9A, 18.

FDPA 82-P-069-06-8 & FDPA 82-P-069-11-3 - THE PETERSON COMPANIES LC – to amend the previously approved final development plans for a 13.86 acre portion of Land Bay V-B (11.91 acres under FDPA 82-P-069-06-8 and 1.95 acres under FDPA 82-P-069-11-3) of the 620-acre Fair Lakes mixed use development zoned PDC by permitting the addition of a new six-story office building with a four-level parking garage and the addition of a ten-story multifamily residential building with up to 123 dwelling units. Map 55-2 ((1)) part 9A, 18.

CSPA 82-P-069-4 – U.S. HOMES CORPORATION – to amend the previously approved comprehensive signage plan for the Fair Lakes mixed use development by permitting one welcome sign and two freestanding signs (one at each entrance) for the Willow Oaks at Fair Lakes residential subdivision comprised of 167 single family attached dwelling units located on 22.48 acres zoned PDC. Map 45-4 ((18)) A and 55-1 ((29)) A.

CSPA 82-P-069-5 - THE PETERSON COMPANIES, LC – to amend the previously approved comprehensive signage plan by adopting a coordinated signage plan for all the existing and proposed retail and residential uses for the West Addition of Fair Lakes Land Bay VB-3 and the East Market at Fair Lakes (formerly known as Land Bay A), located on 15.68 acres within the Fair Lakes mixed use development zoned PDC. Map 55-2 ((1)) 14B1, 14B2, 14B3.

CSPA 86-P-089 – THE PETERSON COMPANIES, LC – to amend the previously approved comprehensive signage plan for a 3.29 acre portion of the Fair Lakes mixed use development by reflecting signage approved for East Market at Fair Lakes. Map 55-2 ((1)) part 15.

CSPA 86-W-001 - THE PETERSON COMPANIES, LC – to amend the previously approved comprehensive signage plan for a 30.78 acre portion of the Fair Lakes mixed use development by reflecting signage approved for East Market at Fair Lakes. Map 55-2 ((1)) part 15.

PCA 84-P-007-03 – EYA DEVELOPMENT INC. – to amend the proffers and conceptual development plan associated with the prior approval of RZ 84-P-007 and PCA 84-P-007-2 by permitting 5.41 acres (7.85 acres total in combination with 2.44 acres of PCA/FDPA 87-P-052-2) to be developed with multifamily residential

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units and single family attached dwellings (Centerpointe III) in lieu of the previously approved office development. Map 46-3 ((1)) 51.

FDPA 84-P-007-03 – EYA DEVELOPMENT INC. – to amend the previously approved final development plan to reflect multifamily residential units and single family attached dwellings (Centerpointe III) in lieu of two seven-story office buildings. Map 46-3 ((1)) 51.

PCA 87-P-052-2 – EYA DEVELOPMENT INC. – to amend the proffers and conceptual development plan associated with the prior approval of RZ 87-P-052 and PCA 87-P-052-2 by permitting 2.44 acres (7.85 acres total in combination with 5.41 acres of PCA/FDPA 84-P-007-3) to be developed with multifamily residential units and single family attached dwellings (Centerpointe III) in lieu of the previously approved office development. Map 46-3 ((1)) 40.

FDPA 87-P-052-2 – EYA DEVELOPMENT INC. - to amend the previously approval final development plan associated with the prior approval of RZ 87-P-052 and PCA 87-P-052-2 to reflect multifamily residential units and single family attached dwellings (Centerpointe III) in lieu of the previously approved office development. Map 46-3 ((1)) 40.

FS-S05-13 – DIVISION OF SOLID WASTE DISPOSAL & RESOURCE RECOVERY – to permit parking for up to 200 private refuse collection vehicles and long-term parking and secure storage for up to 200 County school buses on a 24-acre portion of the existing 110-acre I-66 Solid Waste Transfer Station and closed landfill at 4618 West Ox Road. Map 55-2 ((1)) part of 4 and 56-1 ((1)) part of 2.

RZ 2004-SP-002 – SAM & SONG CHUNG – to rezone 1.03 acres from R-1 and C-8 to R-12 (amended from the original request of R-20) for a residential development consisting of nine single family attached dwelling units (six with two car garages and three with one car garages). Map 56-2 ((3)) 14, 15. (Note: The Commission recommended denial of the R-20 zoning request prior to recommending approval of R-12.)

2232-S05-5 – VERIZON WIRELESS – to permit construction of a 140-foot tall telecommunications monopole with 12 panel antennas to replace an existing 111-foot tall lattice tower with six antennas (for a total of 18 antennae) at 11116 Henderson Road. Map 96-1 ((1)) 17.

SE 2005-SP-015 – VERIZON WIRELESS – to permit construction of a 140-foot tall telecommunications monopole with up to 18 panel antennas and equipment cabinets placed on the ground next to the base of the tower which is proposed to be located at 11116 Henderson Road on 3.93 acres zoned RC and WS. Map 96-1 ((1)) 17.

FS-S05-14 – FAIRFAX COUNTY PARK AUTHORITY – to establish the Ox Hill Battlefield Park on the site of the September 1862 Battle of Ox Hill (also known as the Battle of Chantilly) at 4134 and 4140 West Ox Road, containing an information kiosk, monuments, trails, interpretative signs, and landscaping, to preserve and commemorate the only major Civil War battle fought to Fairfax County. Map 46-3 ((1)) 28B, 31B, 32, 32A and ((5)) 5, 6.

CSPA 87-S-039-3 – CUSTOM SIGNS TODAY – GLENN McGEE – to amend the previously approved comprehensive signage plan for 45.35 acres known as the Reserve at Fairfax Corner (Land Bay D of the 114-acre

2005 Springfield District Land Use Actions

Fairfax Corner mixed-use development zoned PDC) in order to legitimize existing non-conforming signs constructed by the previous owner and to permit new monument signs at secondary entrances to the development. Map 56-2 ((1)) 1C.

AR 96-S-002 – NILA M. CASTRO – to renew the Castro Local Agricultural and Forestal District for a second eight-year period, for continued conservation and residential uses as well as for raising cattle and hay crops, on 118.26 acres zoned R-C and WS and located at 11720 Chapel Road. Map 76-3 ((1)) 13Z.

AR 88-S-001-2 – JOHN T. KINCHELOE – to review the Podolnick Local Agricultural and Forestal District for a third eight-year period, for continuance of forest conservation and preservation of historic residential uses on 107.30 acres zoned R-C and WS. Map 85-1 ((1)) 10Z and 85-3 ((1)) 2Z.

2232-S05-15 – FAIRFAX COUNTY FACILITIES MANAGEMENT DEPARTMENT – to provide lights for two existing baseball fields as well as to add a utility shed behind the backstop and an electronic scoreboard beyond the outfield fences of the lower 60-foot diamond on the 32.12 acre site which is located on the east side of Willow Springs School at 12470 Braddock Road. Map 66-2 ((1)) 4D.

RZ 2005-SP-012 – JEFFREY GOLDBERG, MANAGER, BO-BUD RESIDENTIAL LLC – to rezone 5.05 acres from R-1 to R-2 cluster for residential development (Ethel's Pond) of seven single family detached units. Map 55-2 ((3)) R3.

FS-S05-31 – T-MOBILE - to install nine antennae on a 15-foot tall fourth worth mount placed on an existing 111-foot tall electrical transmission tower with three screened equipment cabinets on the ground near the base of the tower which is located at 8106 Ox Road. Map 97-1 ((1)) 23B.

2005 Sully District Land Use Actions

During 2005, the Planning Commission took action on 43 land use applications located in the Sully District. The Commission denied four items and accepted withdrawal of one item. The remaining 38 items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Withdrawal Accepted

APR-04-III-3UP – AREA PLANS REVIEW AMENDMENT – nomination by Martin D. Walsh (on behalf of WCI-Renaissance Communities Incorporated) to amend the Comprehensive Plan for one 30.56 acre parcel from residential use at 2-3 du/ac to 4-5 du/ac. Map 45-2 ((1)) 1A.

Items Denied

APR-04-III-8BR – AREA PLANS REVIEW AMENDMENT – nomination by Ted Troscianecki (on behalf of the Western Fairfax County Citizens Association) to amend the Comprehensive Plan by adding text to the Character sections of the Upper Cub Run, Flatlick, and Stone Bridge Community Planning Sectors to recognize the relatively dark character of the sky west of Cub Run and to provide some criteria for evaluating development applications with the intent of preventing light pollution.

APR-04-III-1DS – AREA PLANS REVIEW AMENDMENT – nomination by David L. Lause (on behalf of Sterling Center LC and Southgate Center III LLC) to revise the Comprehensive Plan for three parcels comprising 19.28 acres, located in Land Unit I of the Dulles Suburban Center, to reflect a mix of uses up to .30 FAR with 27% consisting of office and educational/conference center uses and 73% for retail, restaurants, recreation and services uses. Map 34-3 ((1)) 30A, 30B, 32.

APR-04-III-10BR – AREA PLANS REVIEW AMENDMENT – nomination by Ted Troscianecki (on behalf of the Western Fairfax County Citizens Association) to amend the Comprehensive Plan by adding text to the Land Use Recommendations section of the Stone Bridge Community Planning Sector regarding exterior lighting, impervious parking surfaces, temporary sanitation facilities, and review of special exception and special permit uses along the Bull Run Post Office Road corridor.

APR-04-III-6FC – AREA PLANS REVIEW AMENDMENT – nomination by Robert A. Lawrence to amend the Comprehensive Plan for one 6.94 acre parcel, located in Sub-unit A6 of the Fairfax Center Suburban Center, by adding an option for residential use at 8 du/ac at the intermediate level. Map 46-3 ((1)) 14C.

Items Approved

PCA 1999-SU-018 – WEST*GROUP PROPERTIES LLC – to amend the proffers associated with the prior approval of a not yet fully constructed industrial flex development (Stonecroft Business Park) to permit removal of 26.77 acres from the 46.97 acre subject property to allow subsequent rezoning from I-5 to C-8. Map 33-4 ((1)) 3B, 3C, 3D1, 3F, 3G.

RZ 2004-SU-028 – WEST*GROUP PROPERTIES LLC – to rezone 26.77 acres from I-5 to C8 to permit the development of an auto park comprised of four vehicle sales, rental and ancillary service establishments located adjacent to the existing Dulles Auto Park. Map 33-4 ((1)) 3B, 3G.

2005 Sully District Land Use Actions

SE 2004-SU-027 – WEST*GROUP PROPERTIES LLC – to permit development of an auto park comprised of four vehicle sales, rental and ancillary service establishments with accompanying signage on 26.77 acres zoned C-8 and located adjacent to the existing Dulles Auto Park. Map 33-4 ((1)) 3B, 3G.

PCA 91-Y-010-03 – COMMERCE BANK – to amend the proffers associated with the prior approval of the 448.4 acre Centre Ridge mixed use development zoned PDC to condition the revised final development plan (reflecting a drive-in bank in lieu of an eating establishment with ice skating on a 4.8 acre portion of Land Bay 11B). Map 65-1 ((10)) 8, 9, 10.

FDPA 91-Y-010-02 – COMMERCE BANK - to amend the previously approved development plan for the 448.4 acre Centre Ridge mixed use development zoned PDC to allow development of a bank with four drive-through lanes in lieu of an eating establishment with ice skating rink on a 4.8 acre portion of Land Bay 11B. Map 65-1 ((10)) 8, 9, 10.

AR 87-S-003-02 – ERIC D. COX TRUSH & GINA T. RICHARD TRUST – to renew the Cox Local Agricultural and Forestal District for a third eight-year period for approximately 116 acres (formerly in the Springfield District) located in the southwest quadrant of the intersection of Braddock Road and Pleasant Valley Road, for active agricultural (38 acres), forested conservation (75 acres), and residential (3 acres) uses. Map 43-1 ((1)) 12 V/Z, 14 V/Z, 15 V/Z.

FDPA 78-C-118-15 – KEVIN NORTH – to amend the previously approved final development plan for the Franklin Farm subdivision, comprised of 1,177 homes, 182 acres of open space, commercial and institutional uses on 850 acres zoned PDH-2, by permitting modifications of minimum yard requirements to accommodate construction of a 19-foot tall covered porch and a two-story addition to the existing historic home (known as Wrenn House at Franklin Farm) located on 13,177 square feet of land at 13223 Wrenn House Lane. Map 35-1 ((4)) (17) 31.

2232-Y05-2 – FAIRFAX COUNTY PARK AUTHORITY – to permit lighting of the two existing diamond baseball fields and one rectangular soccer field on the site of the Colin Powell Elementary School located at 13340 Leland Drive on 17.07 acres zoned PDH-8 and located within Land Unit H of the Centreville Farms Area in the Centreville Area and Suburban Center. Map 55-3 ((1)) 20A.

2232-Y04-18 – NORTHERN VIRGINIA ELECTRIC COOPERATIVE – to permit expansion of the existing Dominion Cove Point LNG electric substation, located at 6309 Bull Run Post Office Road, to serve customers in the vicinity of the substation and to backfeed the Cub Run substation and other substations during emergency conditions. Map 52-2 ((1)) part of 11C.

SE 2004-SU-039 – NORTHERN VIRGINIA ELECTRIC COOPERATIVE – to permit an unmanned electric substation to be located on R-C zoned land (15,600 square feet) located at 6309 Bull Run Post Office Road. Map 52-2 ((1)) part of 11C.

SEA 96-Y-011-2 – OGELTHORPE LIMITED PARTNERSHIP – to amend the previously approved Development Conditions to permit building additions and site modifications to the existing Premium Distributors wholesale trade facility to provide increased storage capacity and accommodate an increase in

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truck traffic on 9.47 acres zoned I-3 and WS and located at 15001 Northridge Drive. Map 43-2 ((1)) parts of 17A, 29D.

6178-SP-096 –VIRGINIA INNS INC. AND WESTFIELD 21 LLC – pursuant to Development Condition 4 associated with the prior approval of SEA 96-Y-054, submission of site plan depicting the reconfiguration, relocation and architectural renderings of the Applebee' eating establishment, to be located in the Westfields International Corporate Center at Dulles. Map 44-3 ((6)) part of 21.

SE 2005-SU-008 – MINNIELAND PRIVATE DAY CARE SCHOOL – to permit a vacant private school to be reused as a child care center, with a maximum daily enrollment of 200 children, on a 1.09 acre portion of the 18.31 acre Centreville Square Shopping Center zoned C-7, HC, SC and WS. Map 54-4 (1) part of 117.

FS-Y05-7 – T-MOBILE – to co-locate nine antennas on an existing Dominion Virginia Power transmission tower, with three equipment cabinets placed on the ground under the tower behind an eight-foot board-on-board fence, on land owned by the Fairfax County Park Authority and located at White Post Road and Lee Highway. Map 64-2 ((4)) A.

FS-Y05-8 – T-MOBILE –to co-locate nine panel antennas on an existing telecommunications monopole owned by Spectrasite, with three equipment cabinets placed inside an existing warehouse, located at 4460 Brookfield Corporate Drive. Map 44-1 ((3)) 13.

APR-04-III-1BR – AREA PLANS REVIEW AMENDMENT – nomination by Martin D. Walsh on behalf of Ivy Development to amend the Comprehensive Plan for two parcels comprising 3 acres, located at 6504 and 6508 Old Centreville Road, from residential use at 1-2 du/ac to 2-3 du/ac. Map 65-1 ((1)) 15, 16.

APR-04-III-4BR – AREA PLANS REVIEW AMENDMENT – nomination by Ted Troscianecki on behalf of Western Fairfax County Citizens Association to amend the Comprehensive Plan for three vacant parcels totaling 4.8 acres (located in Land Unit D-2 of the Centreville Area and Suburban Center) by adding a condition that future development on the subject parcels would be oriented towards Multiplex Drive to prevent vehicular access to and from Centrewood Drive and Machen Road. Map 65-1 ((10)) 8, 9, 10.

APR-04-III-9BR – AREA PLANS REVIEW AMENDMENT – nomination by Ted Troscianecki on behalf of Western Fairfax County Citizens Association to amend the Comprehensive Plan by adding text to the Character sections of the Upper Cub Run, Flatlick, and Stone Bridge Community Planning Sectors to encourage protection of scenic, historic and environmental resources and to recognize that Pleasant Valley Road has been designated a Virginia Byway.

APR-04-III-7DS – AREA PLANS REVIEW AMENDMENT – nomination by Alison Kriviskey, Senior Planner with the Fairfax County Department of Planning & Zoning, to amend the Comprehensive Plan for 45 parcels comprising 280.23 acres (Land Unit F-1 of the Dulles Suburban Center) by deleting obsolete land use and transportation recommendations that provided an option for retail use at the Willard Road (renamed Stonecroft Boulevard) entrance to the Smithsonian Air and Space Museum since the museum entrance opened in 2004 from a new interchange on Route 28.

2005 Sully District Land Use Actions

FS-Y05-11 – OMNIPOINT COMMUNICATIONS FOR T-MOBILE – to co-locate nine panel antennas on top of a 129-foot tall Fort Worth pole to be placed inside an existing 114-foot Dominion Virginia Power transmission tower, with three equipment cabinets placed on the ground under the tower, located at 6700 Centreville Road. Map 65-3 ((1)) 14.

FDPA 86-S-083-3 – DAVID & CAROL DiSANO – to amend the previously approved final development plan for the Sully Station II residential subdivision to permit modification of the minimum rear yard requirement to accommodate construction of a one-story screened porch addition to the dwelling located at 5856 Linden Creek Court on 5,016 square feet of land zoned PDH-4. Map 53-2 ((7)) 14.

2232-Y05-7 – FAIRFAX COUNTY PARK AUTHORITY – to permit interim-use for an off-leash dog park (fully enclosed by a five-foot tall chain link fence) on a three-acre portion of the 101.7 acre Quinn Farm Park located at 15150 Old Lee Road. Map 43-2 ((5)) A.

456A-Y96-4-1 – VERIZON WIRELESS – to amend the previously approved application to permit the addition of twelve panel antennas (to supplement two existing dish antennas) on an existing 88-foot tall Verizon (formerly Bell Atlantic) communication tower, with one additional equipment cabinet placed on the ground next to the tower, located at 3675 Centerview Drive. Map 34-2 ((6)) 1A.

RZ 2002-SU-042 – IVY DEVELOPMENT L.C. – to rezone 2.96 acres from R-1 and WS to PDH-3 and WS for development of eight single-family detached dwelling units. Map 65-1 ((1)) 15, 16.

FDP 2002-SU-042 – IVY DEVELOPMENT L.C. – submission of the final development plan depicting the site layout, landscaping plan, architectural elevations and stormwater management details for eight single family detached dwelling units with two-car garages on 2.96 acres zoned PDH-3 and WS. Map 65-1 ((1)) 15, 16.

PCA 95-Y-033 – FRED & KATHY GARRISON – to amend the proffered development plan associated with the prior approval of RZ-95-Y-033 by modifying the building footprint to reflect a one-story addition on the west side and a two-story addition on the south side (3,230 additional square feet) of the existing Centreville Animal Hospital located on 1.59 acres zoned C-6. Map 54-4 ((1)) 109.

FSA-Y97-50-3 – AT&T WIRELESS – NEW CINGULAR – to amend the previously approved application by permitting the addition of one telecommunications equipment cabinet at the base of the existing Dominion Virginia Power transmission tower located in Cub Run Stream Valley at White Post Road and Route 29. Map 64-2 ((4)) (2) A.

SE 2005-SE-020 – WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER LLC – to increase the number of students at the Dominion Christian School from 99 to 135 students, increase the number of school employees from 12 to 17, expand the school hours of operation from 9:00 to 8:30 am and from 3:15 to 4:00 pm, increase the number of employees at the church from three to seven, and to permit a 148-foot tall treepole with related equipments cabinets on the 17.95 acre site zoned R-E and located at 10922 Vale Road. Map 37-1 ((1)) 17, 17A.

2005 Sully District Land Use Actions

2232-Y05-10 – WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER LLC – to permit a 148-foot tall treepole telecommunications facility with related equipment cabinets (to accommodate co-location by up to seven carriers) on the site of the Whole World Fellowship and Church at Northern Virginia at 10922 Vale Road. Map 37-1 ((1)) 17, 17A.

RZ 2005-SU-013 – RENAISSANCE HOUSING CORP. – to rezone 30.56 acres from R-1 to PDH-3 to permit residential development (Kensington Manor) comprised of 112 dwelling units, including 63 single family detached units, 35 single family attached “great house” units (contained in a total of nine great houses), and 14 single family attached townhouse affordable dwelling units. Map 45-2 ((1)) 1A.

FDP 2005-SU-013 – RENAISSANCE HOUSING CORP. – submission of the final development plan for the Kensington Manor residential development, comprised of 112 dwelling units, including 63 single family detached units, with two-car garages, 35 single family attached “great house” units (contained in a total of nine great houses) with two-car garages, and 14 single family attached affordable townhouse units with one-car garages, located on 30.56 acres zoned PDH-3. Map 45-2 ((1)) 1A.

RZ 2005-SU-011 – RENAISSANCE AT RUGBY ROAD II LLC – to rezone 6.93 acres from R-1 to R-5 to permit residential development (Kensington Park) comprised of 34 single family attached dwelling units, each with two-car garages and contained within a “great house” for a total of nine great houses. Map 45-2 ((2)) 2, 3, 4, 30.

2232-Y04-19 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC – to install twelve panel antennas on a 7-foot extension to be placed on an existing 120-foot tall Dominion Virginia Power transmission pole, with one enclosed equipment cabinet to be placed at the base of the tower, within a power easement located in the southeast corner of the 50 acre parcel owned by Fairfax County Schools. Map 43-2 ((1)) 1A.

RZ 2005-SU-007 – CARL BERNSTEIN & HORACIO MAGALHAES – to rezone 1.75 acres from R-1 to R-8 to permit the development of ten single family attached units. Map 54-3 ((2)) 47.

456A-Y97-8-2 – VERIZON WIRELESS – to amend the previously approved application for a telecommunications facility by permitting replacement of nine antennas with nine larger antennas at the top of the existing 100-foot monopole located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

PCA 1999-SU-054 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the previously approved proffers to allow removal of an existing barrier in order to create a permanent connection between Lowe Street and Vernacchia Drive in the Chantilly Green residential subdivision zoned PDH-3. Map 34-4 ((21)) (2) D.

AF 2005-SU-002 – OSCAR & MARY SANDERS –to establish the Sanders Local & Agricultural Forestal District on 131.04 acres located off Lee Highway on the border of Fairfax and Prince William Counties, consisting of 98 acres of field/pasture, 33 acres of forested land, and 0.25 acres for residential use. Map 63-2 ((1)) 9; 64-1 ((1)) 32 and 64-3 ((1)) 1A.

456A-Y96-18-2 - VERIZON WIRELESS – to amend a previously approved telecommunications application by permitting replacement of 18 existing antennas with 18 new panel antennas located on a 195-foot tall monopole in the Bull Run Regional Park at 7400 Ordway Road. Map 73-2 ((1)) 13.

2005 Countywide Land Use Actions

During 2005, the Planning Commission took action on fifteen countywide land use applications. The Commission recommended that one item be returned to the Board of Supervisors for reauthorization and the remaining fourteen items were approved either wholly or in part. Additional information on the applications listed below is available from the Planning Commission Office.

Reauthorization Recommended

PUBLIC FACILITIES MANUAL AMENDMENT – to amend the Public Facilities Manual to require honoring of natural drainage divides, unless the Director of the Department of Public Works and Environmental Services grants approval, subject to specified criteria, to divert surface water when proposed site grading will not maintain a natural drainage divide.

Items Approved

S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive Plan by modifying the transportation network and interparcel access for the Kings Crossing area by replacing the currently planned grade-separated interchange at the intersection of Richmond Highway with North and South Kings Highway with new connecting roads to provide better traffic flow through and around the area to include severing the connection between North Kings Highway, South Kings Highway and Richmond Highway; extending Fairview Drive to South Kings Highway; and adding new access recommendations for Kings Crossing. Map 83-3.

CODE AMENDMENT – to amend Article 12, Sections 108 and 110, of the Zoning Ordinance, pursuant to changes to the Code of Virginia adopted by the Virginia General Assembly in 2004, by adding text enabling the County to (1) enter onto property upon which a nonconforming abandoned sign is located (2) remove the nonconforming abandoned sign, and (3) charge the property owner the cost of the sign removal.

CODE AMENDMENT – to amend the Chapter 2 (Property Under County Control), Chapter 61 (Building Provisions), Chapter 101 (Subdivision Ordinance), Chapter 104 (Erosion and Sedimentation Control, and Chapter 112 (Zoning Ordinance) of the Code of the County of Fairfax by increasing the land development fees charged by Land Development Services (LDS) of the Department of Public Works & Environmental Services in order to achieve up to 90 percent recovery of costs incurred by LDS staff for (1) site plan and building plan review (2) permit processing, and (3) site and building inspections.

CODE AMENDMENT – to amend Article 18, Section 106, of the Zoning Ordinance by increasing zoning fees so as to enable the County to recover approximately 50 percent of the costs incurred by the Department of Planning and Zoning in the acceptance and processing of zoning applications, appeals, and zoning compliance letters.

ZONING ORDINANCE AMENDMENT WORK PROGRAM – review of the 2005 Work Program on pending Zoning Ordinance amendments submitted by the Department of Zoning Administration to categorize 118 pending amendments (of which seven involve coordination with committees/task forces, three by the Department of Public Works and Environmental Services, and one by the Department of Transportation) into Priority 1 and Priority 2 items.

CAPITAL IMPROVEMENT PROGRAM – review of the Capital Improvement Program for Fiscal Years 2006 – 2010 with Future Fiscal Years to 2015 in order to plan for immediate (within one year), near term (within two

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to three years), long term (within four to five years), and future (anticipated but not scheduled) projects involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services in the following seven functional areas: (1) public schools; (2) parks; (3) community improvements to include housing development, community development, revitalization, and stormwater management, (4) public safety and court facilities to include fire and rescue, police, vehicle services, animal shelter, Jennings Judicial Center, Girls' Probation House, and Less Secure Shelter II; (5) government facilities to include libraries, facilities management, capital renewal, community services, and family services; (6) utility services to include solid waste, sanitary sewers, and water supply, and (7) transportation and pedestrian initiatives.

CITIZEN'S GUIDE TO THE 2005-2006 SOUTH COUNTY AREA PLANS REVIEW – submission of a proposed publication to (1) provide the public with pertinent dates, to include the submission period and public hearing schedule; (2) outline the process by which nominations are to be submitted to propose changes to the Comprehensive Plan; (3) explain how nominations will be reviewed, and (4) answer frequently asked questions about the process.

PUBLIC FACILITIES MANUAL AMENDMENT – to amend the Public Facilities Manual to (1) add standards for properly posting accessible parking signs in pavement, in the ground and on a wall and (2) to eliminate certain forms of bond security for land development agreements which are no longer used or used infrequently in Fairfax County.

S01-CW-15CP – POLICY PLAN AMENDMENT – to amend the Parks and Recreation Section of the Policy Plan Volume of the Comprehensive Plan to (1) revise the parkland acreage standards and park classification system, (2) incorporate current County and Park Authority environmental policies, (3) include language regarding protection of natural and cultural resources, (4) strengthen language concerning mitigation of impacts to parkland from growth and development, roads, stormwater and utility placements, (5) revise park facility service level standards, (6) clarify park policies and terminology, and (7) include parkland acquisition criteria.

CODE AMENDMENT – to amend the Zoning Ordinance (Chapter 112 of the Fairfax County Code) to establish a special permit process to allow the Board of Zoning Appeals to approve a height increase and/or modification to the corresponding location regulations for containment structures associated with outdoor sports facilities (construction of walls or fences, including netting, integral to a public recreation use). Sections 8-901, 8-920, 9-527, 9-528, 9-529, 9-531, 9-601, 9-624 and 10-104.

CODE AMENDMENT – to amend the Chesapeake Bay Preservation Ordinance (Chapter 118 of the Fairfax County Code) by revising the boundaries of the Resource Protection Areas reflected on the 2003 adopted map of the Chesapeake Bay Preservation Area (depicting all water bodies with perennial flow) as a result of the 2004 Quality Assurance/Quality field study, and to adopt a Policy for Treatment of Approved and Pending Plans of Development affected by the revisions to the 2003 map.

CODE AMENDMENT – to amend the Zoning Ordinance to facilitate the future expansion of the Metrorail system and any construction of new regional rail transit facility systems (including expansion of the WMATA Metrorail system and other similar electrically powered rail systems) by allowing certain less intensive components of such systems to be constructed by right in most conventional zoning districts, subject to

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standards, with the more intensive components subject to the special exception application process. (Articles 2, 3, 4, 5, 6, 9 and 20).

CODE AMENDMENT – to revise Section 18-202 of the Zoning Ordinance to make Fairfax County affidavit submission requirements consistent with the Code of Virginia by no longer requiring the submission of affidavits for rezoning applications when the application involves amendments to the Zoning Map that constitute the adoption of a comprehensive zoning plan or an ordinance applicable throughout the County.

CODE AMENDMENTS – to amend the Public Facilities Manual, Subdivision Ordinance, and Erosion and Sediment Control Ordinance in order to (1) more closely align County requirements with the Virginia Department of Transportation 2005 Subdivision Street Requirements; (2) improve pedestrian accessibility within and between neighborhoods, including access to public transportation, in accordance with the Infill & Residential Development Study; (3) revise the traffic-calming and cut-through programs to allow for alternate types and spacing of the traffic-calming devices; (4) clarify traffic-calming and cut-through community support requirements; (5) modify procedures for the administration of traffic-calming and cut-through programs; (6) remove outdated text erroneously retained in the Subdivision Ordinance (Chapter 101) and Erosion and Sediment Control Ordinance (Chapter 104).

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