

March 2008

REPORT OF ACTIVITIES 2007



Fairfax County Planning Commission

Serving Fairfax County and our Citizens for 70 years

July 6, 1938 - July 6, 2008

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Michael R. Frey, Sully District
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Frank A. de la Fe, Parliamentarian, Hunter Mill District

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John L. Liztenberger, Jr., Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Timothy J. Sargeant, At-Large

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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
VIRGINIA

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March 2008

Honorable Members of the Board of Supervisors
County of Fairfax
Fairfax, Virginia 22035

Chairman Connolly and Members of the Board:

As we begin our 70th year of dedicated service to Fairfax County and our citizens, the Fairfax County Planning Commission is pleased to submit its *Report of Activities for 2007*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

A list of Planning Commission members, Commission staff, and Committee activities is included in the report along with the 287 land-use applications acted on in 2007. This past year the Commission held two workshops in addition to its regular public hearings. One workshop focused on the proposed Zoning Ordinance amendment on portable storage containers and the other addressed the proposed Policy Plan amendment on air quality and green buildings. In addition, the Commission held a Saturday seminar in October to discuss the impact of the new Virginia Department of Transportation traffic impact analysis regulations on pending land-use applications.

While we experienced a slight drop in the number of public hearings, our committee workload and ongoing discussions with local citizen groups continued to increase. For example, the Policy & Procedures and BRAC/Fort Belvoir Committees held numerous meetings with staff to revise and improve the *Guide* to the Area Plan Review Process in preparation for the BRAC and North County Comprehensive Plan amendment processes, each to commence in 2008. Also, in response to a Board directive, the Environment Committee met frequently to craft two amendments to the Policy Plan that addressed protection and restoration of streams and buffer areas and supported and encouraged green building practices in Fairfax County.

As part of its continuing outreach effort to inform the public about land-use issues in Fairfax County, other activities included filming nine new *PC Roundtable* broadcasts; publication of three new issues of the *Planning Communicator* newsletter available online; accurate and timely documentation of Commission actions; and continued expansion of information on the PC website.

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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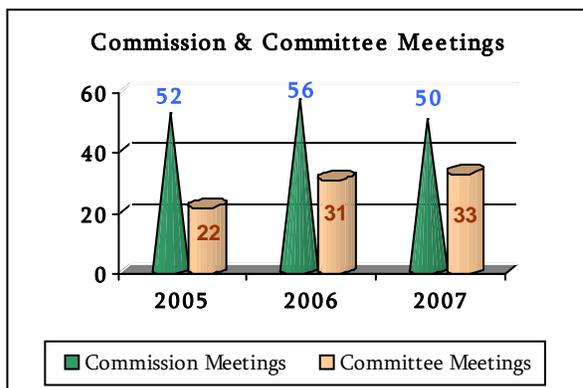
Introduction

The *2007 Report of Activities* highlights the activities of the Planning Commission for the twelve months of 2007. Also included are sections on Commission members and staff, Committee activities, and a complete listing of all land-use actions taken by the Planning Commission in 2007.

The tables and charts below and on the next several pages provide information about the number of meetings held each quarter in 2007, the number of speakers at public hearings, and the number and type of land-use actions taken by the Commission by quarter and for the year. The graphics on page 2 depict the number of 2007 land-use actions taken per district by quarter and for the entire year. 2007 actions grouped by application type are listed on page 3. Comparative data for the past several years is provided on page 4. Page 5 provides information about the amount of “traffic” on the 2007 Planning Commission website.

Planning Commission Meetings

As illustrated in the figure to the right, the Planning Commission held 50 meetings in 2007, more than half of which occurred in the first two quarters of the year. Due to the August recess in the third quarter and the holiday periods in the fourth quarter, there are historically fewer regular Commission meetings during the second half of the year. The fewest number of Commission meetings occurred in the third quarter due to the August recess when the Commission is not in session.

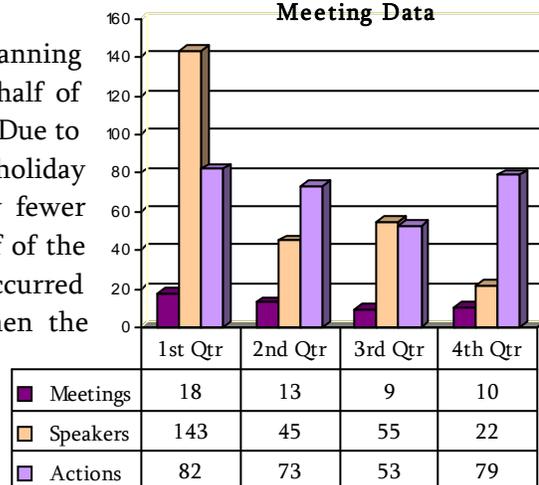


Of the 50 regular meetings held in 2007, there was one Tuesday meeting, 20 Wednesday meetings, and 29 Thursday meetings. The longest meeting occurred July 26th and adjourned on 12:32 a.m. The shortest meeting on March 1st ended at 8:35 p.m.

As shown in the figure above, the number of regular Planning Commission meetings in 2007 dropped from the number of meetings in 2006 and 2005, however the number of committee meetings has increased over the past three years.

The standing and special committees of the Planning Commission held a total of 33 committee meetings in 2007, the highest number of committee meetings since 1988. The figure and data table on the next page compare 2007 meeting information with that of the previous four years.

Planning Commission Meeting Data



Introduction

Public Testimony

As noted in the figure above, in 2007, the Planning Commission heard testimony from 265 speakers. The total number of 2007 speakers is significantly less than the 530 speakers in 2006 primarily because an Area Plans Review process to amend the Comprehensive Plan was not scheduled in 2007. There were more speakers during the first two quarters of 2007 (188 versus 77) due primarily to the fact that more public hearings were held in the first half of the year than in the second half. The three applications that generated the most citizen interest and testimony are listed below.

- | | | |
|---|----------------------|-------------|
| 1. Centreville Historic District applications | Sully District | 24 speakers |
| 2. Merrifield Town Center cases | Providence District | 19 speakers |
| 3. Sekas Homes rezoning | Hunter Mill District | 18 speakers |

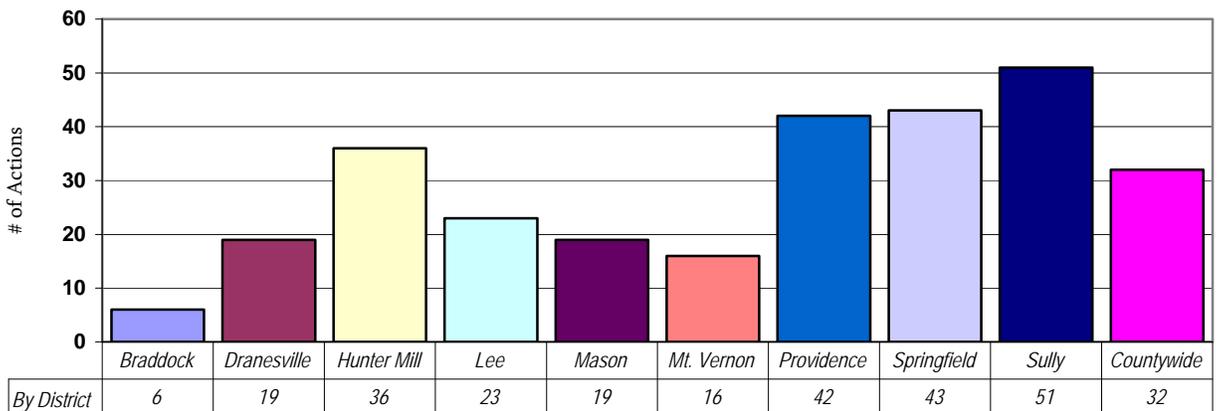
Actions by District

The table to the right lists the number of actions taken during each quarter by district. The first quarter was the most active period. As expected, the least active period was the third quarter (July – September) due to the August recess.

<i>2007 Land-use Actions</i>					
<i>District</i>	<i>1st</i>	<i>2nd</i>	<i>3rd</i>	<i>4th</i>	<i>Total</i>
Braddock	0	0	1	5	6
Dranesville	3	7	2	7	19
Hunter Mill	8	8	8	12	36
Lee	8	5	6	4	23
Mason	6	6	1	6	19
Mount Vernon	2	6	6	2	16
Providence	15	12	6	9	42
Springfield	6	7	9	21	43
Sully	20	13	8	10	51
Countywide	14	9	6	3	32
<i>Totals</i>	82	73	53	79	287

As illustrated below, the three most active districts were Sully, Springfield, and Providence with 51, 43 and 42 actions respectively. The least active districts were Braddock and Mount Vernon.

2007 Actions by District



Application Type

The following table provides a quarterly breakdown of the types of applications acted on by the Planning Commission in 2007.

Introduction

2007 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)	3	9	8	5	25
SEA (amendments to a previously-approved SE)	1	8	4	8	21
<i>Rezoning Applications & Associated Development Plans</i>					
RZ & PRC (new rezoning applications)	10	9	6	9	34
PCA (amendments to previously-approved proffers)	5	6	7	15	33
FDP (new final development plans)	5	4	1	5	15
DPA/FDPA (amendments to a previously-approved DP/ FDP)	4	8	3	11	26
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)	0	0	0	5	5
<i>Comprehensive Signage Plan Applications</i>					
CSP (new applications)	2	0	1	1	4
CSPA (amendments to previous applications)	0	2	0	0	2
<i>Public Facility Applications</i>					
2232 (new applications for a public facility)	3	2	3	0	8
2232A (amendments to previously-approved 2232s)	2	0	0	1	3
FS (new requests for a feature shown determination)	25	14	11	6	56
FSA (amendments to previously-approved FS items)	1	2	1	2	6
<i>Amendments to the Comprehensive Plan</i>					
Board Authorized Plan Amendments	3	2	2	1	8
Area Plans Review Items (deferred from previous APR years)	3	0	0	1	4
<i>Agricultural & Forestal District Applications</i>					
AF (new applications)	1	0	0	1	2
AA or AR (amendments or renewal of existing AF districts)	0	0	2	5	7
<i>Code Amendments</i>					
	9	6	3	1	19
<i>Policy, Procedural & Miscellaneous Recommendations</i>					
Zoning Ordinance Amendment Work Program	1	0	0	0	1
Capital Improvement Program	1	0	0	0	1
Committee & Other Recommendations	1	1	1	1	4
Review of Site Plans , Architectural Renderings	2	0	0	1	3
<i>Totals</i>	82	73	53	79	287

In summary, the top three application types acted on by the Commission in 2007 were:

1. New Feature Shown Determinations (56 actions)
2. Rezoning & PRC Applications (34 actions)
3. Proffered Condition Amendment Applications (33 actions)

Trends

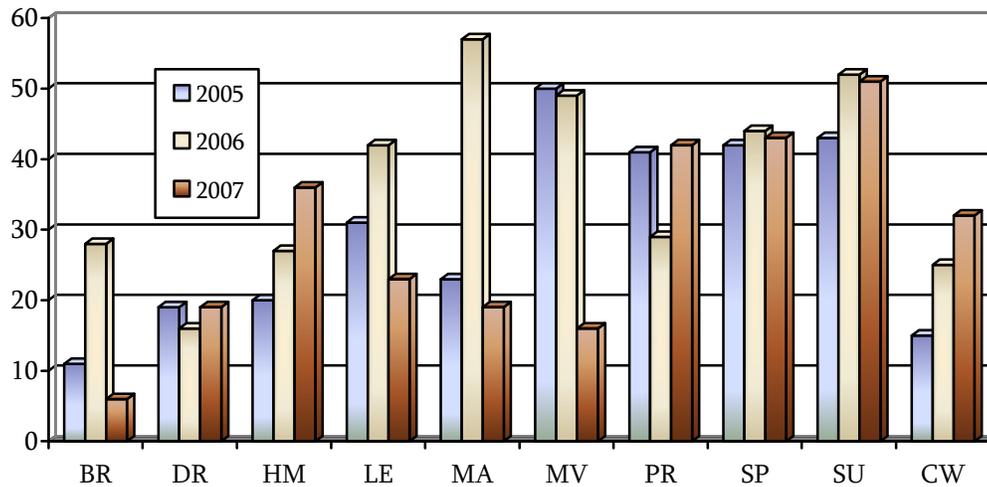
As expected, there were far fewer APR items acted upon in 2007 than the 91 proposed APR amendments in 2006 since a formal process to amend the Comprehensive Plan was not scheduled to occur in 2007. The number of new applications for a special exception continues to decline, from 57 in 2004, 51 in 2005, 30 in 2006, to 25 in 2007. Feature Shown (FS) determinations continued to be the most prevalent application type; however, there was a 32.5% decrease in the

Introduction

number of FS items acted upon in 2007 when compared to the FS items in 2006. The number of 2007 actions taken on rezoning applications increased slightly over the three-year decline noted between 2004 (48 applications) and 2006 (24 applications).

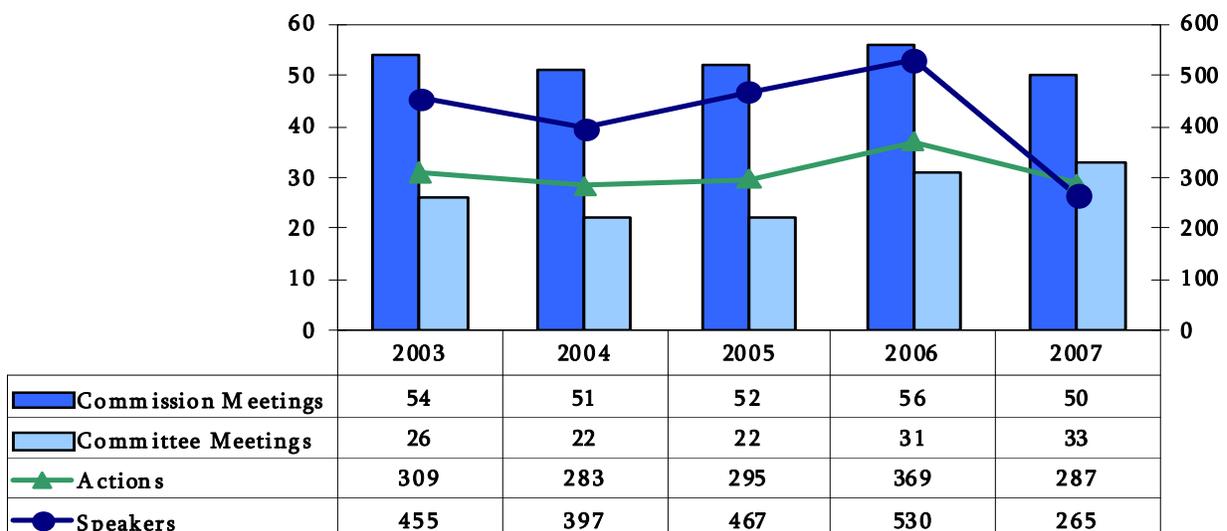
The table below illustrates the three year land-use activity trend by district.

2005 - 2007 Actions by District



The chart and data table below illustrate the five-year trend in the number of Commission meetings, committee meetings, number of actions taken per year, and speakers at public hearings.

2003 - 2007 Meeting Data

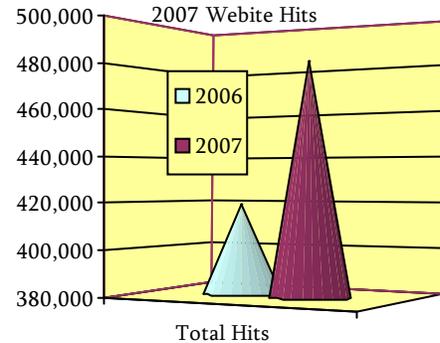


Introduction

Planning Commission Website

According to 2007 data available from WebTrends (via the Department of Information Technology), the Planning Commission website received 67,918 visits, a decrease from the 73,620 visits in 2006 but more than double the 32,425 visits of 2005. More importantly, the number of successful webpage hits in 2007 far exceeded those in 2006.

Each file requested by a visitor registers as a hit. While there were fewer visitors in 2007 than in the previous calendar year, 2007 visitors requested more files thus resulting in a greater number of successful hits.

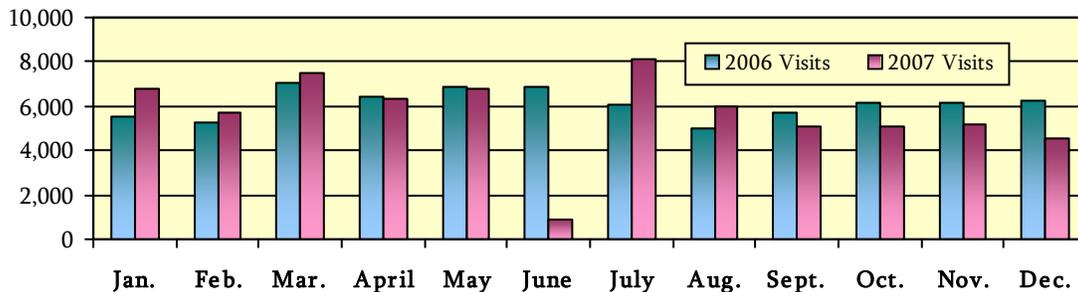


The top page visited in 2007 was the Planning Commission Calendar/Agenda page. It provides a synoptic description of the scheduled agenda items for specific meetings in a particular month, a list of scheduled speakers for individual cases, and the action taken by the Commission. The top three pages visited in 2007 were:

1. Meeting Calendar
2. Transit-Oriented Development Committee
3. Meeting Summaries

As illustrated below, in 2007 the most active month of website activity was July with 8,111 visits and the least active month was June with only 929 visits. Five months in 2007 experienced a higher volume of website visits than the same months in 2006; however the remaining seven months in 2007 experienced fewer website visits.

2007 vs 2006 Website Visits



Conclusion

Actions taken by the Board of Supervisors in 2007 concurred with 100% of the recommendations forwarded by the Planning Commission. This concurrence factor 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.

Introduction

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 2007.

2007 Planning Commission Members

The 2007 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	Earl Flanagan
Providence District	Kenneth Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	Ronald W. Koch
At-Large	Walter Alcorn, James Hart, Timothy Sargeant



Photographs and brief biographical information on each 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 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 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, now known as the Citizens Planning Education Association of Virginia (CPEAV).

Alcorn served four consecutive terms as Planning Commission Parliamentarian prior to being elected Vice Chairman in January 2007. He served as a member of the following 2007 Planning Commission committees: Policy & Procedures, School Facilities, and Seminar. He was an alternate member of the Environment Committee and the Housing Committee.

Alcorn was named as Countywide 2007 Lord Fairfax by Chairman Connolly, a yearly honor awarded by the Board of Supervisors to recognize two people from each district who demonstrate exceptional volunteer service, heroism, or other special accomplishment.

Alcorn received his B.A. from the University of Virginia. He was a former 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.

2007 Planning Commission Members

Alcorn is an environmental consultant specializing in the development of a national system for recycling electronic equipment. He currently resides in Reston with his wife and two children.

Additional information about Alcorn is contained in the Commissioner Spotlight feature of the December 2005 issue of the *Planning Communicator*. The link to that newsletter issue is <http://www.fairfaxcounty.gov/planning/December2005Newsletter.pdf>

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 has 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 January 2007, de la Fe was elected Planning Commission Parliamentarian. He chaired the Parks Committee and the Transportation Committee. He was also a member of the Capital Improvement Program Committee, Housing Committee, and the Personnel & Budget Committee. de la Fe was an alternate member of the Environment Committee and the School Facilities Committee.

After working for the National Aeronautics and Space Administration, de la Fe helped to 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 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 and resides with his wife in Reston.

The May 2007 issue of the Planning Communicator featured an article on de la Fe. More information is available at <http://www.fairfaxcounty.gov/planning/May2007Newsletter.pdf>

2007 Planning Commission Members



Earl L. Flanagan

Mount Vernon District

Earl Flanagan was appointed by Supervisor Gerry Hyland to represent the Mount Vernon District effective January, 2007 to complete the remaining term of former Commissioner John Byers. Flanagan's appointment will expire on December 31, 2009.

Flanagan presently serves as President of the Riverside Estates Civic Association and is a member of the Mount Vernon/Lee Richmond Highway Revitalization Task Force, Woodrow Wilson Bridge Stakeholder Panel, and the Task Force developing plans for the former District of Columbia Prison in Lorton. His previous community activities included serving as Chairman of the Mount Vernon Council of Citizens Associations, Chairman of the Transportation Committee of the Council, Chairman and Director of the Southeast Fairfax Development, Director of the National Institute of Building Sciences, Director of the Fairfax County Federation of Citizens Associations, Director of the Fairfax Committee of 100 and membership on the Fairfax County Redistricting Committee. In 1991 he was a nominee for Mount Vernon Supervisor and in 1993 he was a nominee for Virginia Delegate.

During 2007, Flanagan was a member of the Base Realignment and Closure Committee, Housing Committee, School Facilities Committee, and Transportation Committee. He was an alternate member of the Policy & Procedures Committee and the Parks Committee. Flanagan became a *Virginia Certified Planning Commissioner* in 2007.

As a registered architect, Flanagan worked in Champaign, Chicago, and Harvey, Illinois. He also served as a local planning commissioner, building commissioner and finally as an elected official before joining the Chicago Regional Office of HUD in 1968 as an expert on state and local building regulations. Flanagan was appointed Principal Advisor on Building Codes and Code Administration in Washington by Secretary Romney in 1973.

Flanagan graduated from the University of Illinois with a Bachelor of Science Degree in Architectural Engineering and the Georgetown University School of Foreign Service with a Graduate Diploma in Social Psychology and Political Science.

He has been a Fairfax County resident for 26 years and currently resides with his wife in Riverside Estates, a subdivision on the Mount Vernon Plantation.

2007 Planning Commission Members

Janet R. Hall
Mason District



Janet Hall was appointed to the Planning Commission in 1995 by the Board of Supervisors (on a motion by former Supervisor Trapnell) and has been reappointed twice by Supervisor Gross. Hall's current term will expire in December 2010.

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 2007, Hall chaired the Policy & Procedures Committee and was an alternate member of the Seminar Committee. She has been a *Virginia Certified Planning Commissioner* since 1999.

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.

For more information on Janet Hall, refer to the April 2006 issue of *the Planning Communicator* available at <http://www.fairfaxcounty.gov/planning/April2006Newsletter.pdf>



Suzanne F. Harsel
Braddock District

Suzanne 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 for a four-year term and she has been reappointed four times by Supervisor Bulova. Her current term expired in December 2007. (Harsel was reappointed by the Board of Supervisors on January 28, 2008 to her sixth four-term term which will expire in December 2011.)

In 2007, Harsel was elected to her 19th consecutive term as Planning Commission Secretary. She chaired the 2007 Schools Facilities Committee and was a member of the Housing Committee, Policy & Procedures Committee, Personnel & Budget Committee, and the Seminar Committee. Harsel was also an alternate member of the Parks Committee.

Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. She taught elementary school in Indiana, Germany, and Maryland. Since living

2007 Planning Commission Members

in Fairfax County, Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant.

Harsel and her husband currently reside in the Country Club View community in the Braddock District.

James R. Hart *At-Large*

James Hart was appointed by Chairman Connolly to an At-Large seat on the Commission on January 5, 2004 for a four-year term that expired in December 2007. (On January 28, 2008, Hart was reappointed by the Board of Supervisors to a second four-year term that will expire in December 2011.)



Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization 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 previously represented the Virginia Run Community Association on Sully District Council.

In 2007, Hart chaired the Environment Committee and was a member of the Policy & Procedures Committee, Parks Committee, and the Transportation Committee.

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.

Hart resides in the Virginia Run community in Centreville.

Nancy Hopkins *Dranesville District*



Nancy Hopkins was 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 Commission by the Board for a full four-year term to expire December 2008; however, she resigned from the Commission effective January 31, 2008.

2007 Planning Commission Members

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.

In 2007, Hopkins was a member of the Personnel & Budget Committee and the Environment Committee. She was an alternate member of the Policy & Procedures Committee, the Housing Committee, and the Transportation Committee. She has been a *Virginia Certified Planning Commissioner* since 2005.

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.

Commissioner Hopkins resides in the Vienna area of the Dranesville District.



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 term expired in December 2007.

Koch was also 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.

In 2007, Koch was a member of the Housing Committee and the Transportation Committee. He was an alternate member of the Parks Committee. Koch has been a *Virginia Certified Planning Commissioner* since 1997.

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.

2007 Planning Commission Members

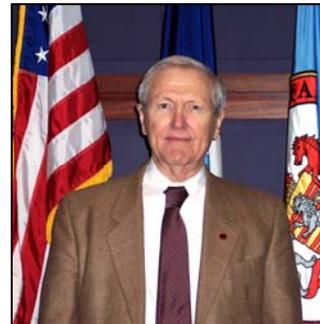
Koch is a former recipient of the Award for Outstanding Achievement in Community Service by the Western Fairfax County Citizens Association. In May of 2007, Koch was presented with a plaque commemorating his community work and volunteer activities as recognized by a Commonwealth of Virginia General Assembly House Joint Resolution.

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.

Koch was featured in the August 2006 issue of the *Planning Communicator* which is available at <http://www.fairfaxcounty.gov/planning/August2006Newsletter.pdf>

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” out-of-turn Comprehensive 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.

During 2007, Lawrence was a member of the Policy & Procedures Committee and the Transportation Committee. He was an alternate member of the Environment Committee. Lawrence has been a *Virginia Certified Planning Commissioner* since 2005.

Lawrence was named 2007 Providence District Lord Fairfax, a yearly honor awarded by the Board of Supervisors to recognize two people from each district and At-Large who demonstrate exceptional volunteer service, heroism, or other special accomplishment.

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

2007 Planning Commission Members

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.

Lawrence was featured in the August 2007 issue of the *Planning Communicator* which is available at <http://www.fairfaxcounty.gov/planning/august2007newsletter.pdf>



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 expired at the end of December 2007. (On January 28, 2008, Lusk was reappointed to his second four-year term to expire December 2011.)

Prior to being appointed to the Planning Commission, Lusk was the At-Large appointee on the Fairfax County Park Authority. He currently is President-Elect of the Business Alliance of George Mason University and is vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. Lusk 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 immediate past chairman of the Board of Directors and past 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. Lusk was the recipient of the 2007 Citizenship Award presented by the Lee District Association of Civic Organizations.

During 2007, Lusk chaired the Capital Improvement Program Committee and the Housing Committee. He was a member of the Environment Committee, the Base Realignment and Closure Committee, and the Parks Committee and was an alternate member of the Policy & Procedures Committee, School Facilities Committee, and the Transportation Committee. Lusk has been a *Virginia Certified Planning Commissioner* since 2005.

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 two daughters.

2007 Planning Commission Members

For more information about Lusk, featured in the December 2007 issue of the *Planning Communicator*, link to <http://www.fairfaxcounty.gov/planning/december2007newsletter.pdf>

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 reappointed by the Board for additional four-year terms in 1986, 1990, 1994, 1998, 2002, and 2006 (on motions by Supervisor Elaine McConnell). His current term will expire in December 2010.



He currently chairs the County's Telecommunications Task Force and is a member of the Board of Directors of Celebrate Fairfax, Inc. Murphy is the recipient of the following awards and honors:

Times Courier Citizen of the Year
Distinguished Public Service Leadership Award from 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
1999 Lord Fairfax for the Springfield District
2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.
2006 Katherine K. Hanley Public Service Award from Leadership Fairfax

In November 2007, Murphy was honored by the Board of Supervisors as the recipient of the Lawrence V. Fowler Award, established to recognize the service of a member of a county government board, authority, commission or committee.

Murphy has been annually elected Planning Commission Chairman since 1989, after serving two terms as Vice Chairman and three years as Commission Secretary. In 2007, Murphy was a member of the Base Realignment & Closure Committee, Capital Improvement Program Committee, Personnel & Budget Committee, and the Seminar Committee.

Murphy, a public relations professional with the Association of the U.S. Army, resides in Burke with his wife and daughter.

The feature story in the inaugural issue (August 2005) of the *Planning Communicator* was on Murphy. Link to <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>

2007 Planning Commission Members



Timothy J. Sargeant

At-Large

Effective December 2006, the Board of Supervisors appointed Tim Sargeant as an At-Large member to the Planning Commission on a motion by Chairman Gerry Connolly. His four-year term will expire at the end of December 2010.

Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the entire 3000-acre Laurel Hill site. As chair of the Laurel Hill Adaptive Reuse Citizens Task Force, he helped develop the master planning recommendations for the buildings at the former D.C. Department of Corrections complex in Lorton, Virginia. Sargeant was appointed by the Board of Supervisors to serve as one of three members of the Laurel Hill Project Advisory Committee to oversee implementation of the Task Force recommendations.

Sargeant co-chaired the 2002 and 2005 Area Plans Review Task Force for the Mt. Vernon District and also was vice president of the Federation of Lorton Communities (now the South County Federation) and president of his homeowners association. Sargeant is on the board of directors of Celebrate Fairfax, Inc. and also serves on the Virginia 2007 Committee which coordinates celebratory events in honor of Virginia's 400th anniversary.

Commissioner Sargeant was honored as the 2005 Lord Fairfax for the Mount Vernon District. The *Times Community Newspapers* of Northern Virginia selected him as 2004 Citizen of the Year.

In 2007, Sargeant was a member of the Base Realignment & Closure Committee, Environment Committee, School Facilities Committee, and the Transportation Committee. He became a *Virginia Certified Planning Commissioner* in 2007.

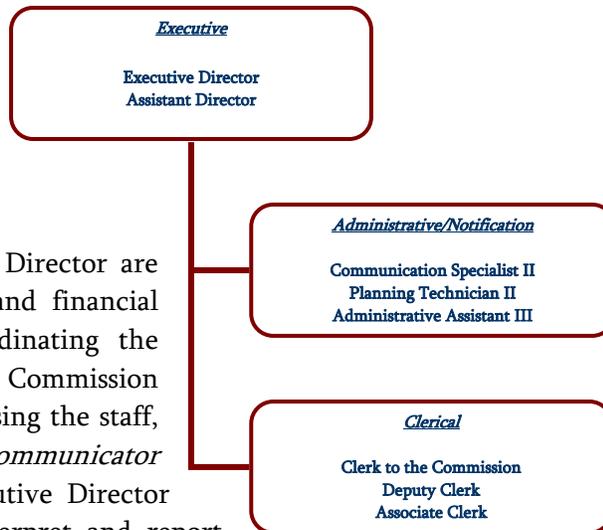
Sargeant is a state and local affairs manager with Dominion Virginia Power. Previously, he was a newscaster, reporter and editor for the Associated Press Radio Network in Washington, D.C. Sargeant lives in the Mount Vernon District with his wife and two children.

2007 Planning Commission Staff

There are eight positions in the Planning Commission Office organized into three functional areas.

Executive Activities

The Executive Director and the Assistant Director are responsible for preparing administrative and financial reports and documents as well as coordinating the agenda for all the meetings of the Planning Commission and its committees. In addition to supervising the staff, overseeing production of the *Planning Communicator* newsletter and the *Roundtable*, the Executive Director and the Assistant Director document, interpret and report information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission.



Meeting Information

During 2007, the Commission held 50 regular meetings, 33 Committee meetings, and took action on 252 land-use items. Of that number, 151 recommendations were forwarded to the Board of Supervisors on items scheduled for public hearing and the remainder were transmitted to the Board as *Information Items* or via memoranda.

Of the total number of applications scheduled for public hearing during 2007, only 59 items were the subject of Planning Commission public hearing on the originally scheduled date. The majority of applications were the subject of one or more deferrals thus necessitating calendar changes for a total of 534 applications.

The significant number of deferrals resulted in the need for staff to make daily updates to the calendar agenda featured on the Planning Commission webpage. The deferrals also negatively impacted agency budgets by necessitating re-advertising and re-posting of application properties. The need to send first class deferral letters to abutting property owners also affected the agency budget and workload.

Planning Commission Roundtable

Begun in 2003 as part of a public outreach effort, the *Planning Commission Roundtable* is a monthly video program about land-use topics of interest to County citizens. Each program is hosted by the Planning Commission Chairman in a roundtable format to enable discussion between individual Commission members and/or invited guests. The *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday at 6:30 pm and Wednesdays at 10:30 pm (when the



2007 Planning Commission Staff

Commission is not meeting or if meetings have adjourned prior to that time). The 2007 *Roundtable* broadcast schedule is listed below.

2007 Roundtable Program Schedule

January - March	Update on Transit-Oriented Development Committee Activities
April - May	Final Recommendations of the Land-Use Accessibility Advisory Group
June	<i>Green Building</i> – What does the concept mean?
July - August	<i>Green Building</i> – Fairfax County style
September	The Role of the County's Economic Development Authority
October	The Role of Fairfax Water
November	Update on the Fort Belvoir BRAC Implementation Process
December	West Ox Road Public Safety Complex

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).

Specific *Roundtable* programs can be copied on a compact disc or video tape for a small fee by contacting the Communications Production Division at 703-324-5930 (TTY 703-222-8653). Recent *Roundtable* broadcasts can be seen via Channel 16's Video on Demand feature at www.fairfaxcounty.gov/cable/channel16/vod.htm.

Planning Communicator

In 2007, Commission staff published three issues of the *Planning Communicator*. In addition to providing information about the activities of the Planning Commission, each newsletter includes articles on relevant land-use issue as well as the following standard features:

- Commissioner Spotlight
- Committee Activities
- Land-Use Actions
- Roundtable Program Updates
- Announcements
- Planning Commission Mailbag (new feature added in 2007)



These issues of the *Communicator* featured spotlight articles on Hunter Mill District Commissioner Frank de la Fe (May), Providence District Commissioner Ken Lawrence (August), and Lee District Commissioner Rodney Lusk (December). In addition to the standard features listed above, other articles covered in 2007 are listed below:

May 2007 Planning Communicator

- Swearing in ceremony for new and reappointed Commissioners
- Appreciation Dinner for former Commissioners John Byers and Laurie Wilson
- Presentation on citizen participation to visiting delegation from Persian Gulf region

2007 Planning Commission Staff

- Environment Committee field trip to green building in Gainesville, Virginia
- Planning Commission website statistics
- Universal design
- Comparison of Comprehensive Plan review process with neighboring jurisdictions

August 2007 *Planning Communicator*

- Coast to coast tour of Route 50 by *Planning Commissioners Journal* editor
- Commissioners Alcorn and Lawrence honored as 2007 Lords Fairfax
- Certified Planning Commissioner Program
- Part 2 of Comprehensive Plan Review comparison

December 2007 *Planning Communicator*

- Seminar on new traffic impact analysis regulations
- Commissioner Murphy honored with Fowler award
- Part 3 of Comprehensive Plan Review comparison
- Change in Sully District Commissioner
- Planning Commission Holiday Open House

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

Clerical Branch

The three members of the clerical team are the Clerk to the Commission, Deputy Clerk, and Associate Clerk. They are responsible for preparing minutes of Planning Commission and committee meetings, summaries of Commission meetings, and 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 252 speakers who testified at 2007 public hearings. During 2007, the clerical branch prepared 200 verbatims, 50 Summaries, 50 regular Minutes, and 33 committee Minutes.

Clerical Workload		
	2006	2007
Verbatims Prepared	304	200
Summaries Completed	56	50
Commission Minutes	56	50
Committee Minutes	31	33
Speakers Registered	530	252

The significant decrease in the number of 2007 speakers, as compared to 2006 speakers, (as depicted in the above table) is due to the reduced number of 2007 Commission meetings and the fact that the 2006 South County Area Plans Review process to amend the Comprehensive Plan generated a large number of speakers.

As mentioned in last year's *Report of Activities*, staff is in the process of ensuring that all archived Planning Commission Minutes are available online. During 2007, Minutes for calendar year 1998 were scanned and posted online. As a result, ten years (1998 - 2007) of Planning Commission Minutes are now available online with the ultimate goal of posting Minutes from 1997 back to 1941 on the web within the next several years. To view Commission Minutes, link to <http://www.fairfaxcounty.gov/planning/minutes.htm>.

Administrative/Notification Branch

The three members of this branch are responsible for first-line interaction with the public, verifying written public notice accuracy, pre-accepting Area Plans Review nominations, and managing the Planning Commission web site.

Public Interaction

All staff members deal with the public and respond to telephone inquiries for information; however, the Administrative/Notification Branch staff handle the bulk of telephone calls and walk-ins from first time visitors. During 2007, the branch fielded 1281 phone calls, accepted 154 courier deliveries, and met in person with 170 visitors. This Branch also assists the Executive Branch with providing information to the media.

Written Notice of Pending 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 2007, members of this Branch verified the accuracy of public notices on 185 applications that were required to be the subject of a public hearing. Of that number, 47 were for applications scheduled for public hearing by the Board and 138 for applications scheduled for Planning Commission public hearing. Staff also sent 929 first class deferral letters (498 announcing the deferral of Planning Commission public hearings and 431 advising of Board deferrals).

Pre-acceptance of Area Plans Review (APR) nominations

A Comprehensive Plan APR process did not occur in 2007. The BRAC-Related/Fort Belvoir APR process will commence in 2008 and the North County APR process is also scheduled to begin in 2008.



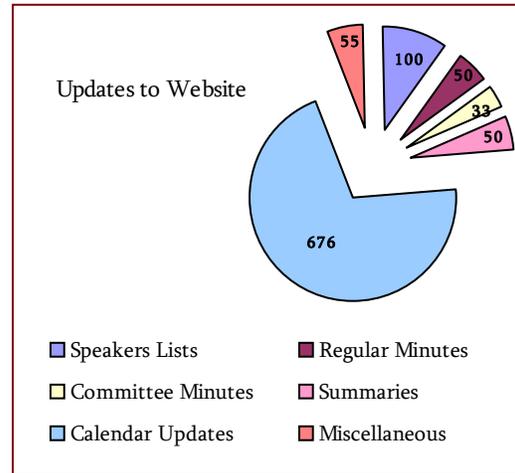
Planning Commission Website

The Administrative/Notification Branch staff maintain the website and post daily updates to the agenda for Commission meetings for the future three months from a specific date. Summaries are posted within several days of a meeting and draft Minutes are posted within several weeks of a meeting.

Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted on a monthly basis. Speakers Lists are posted twice for each meeting of the Commission – once before the meeting and once after the meeting.

As illustrated in the pie chart to the right, agenda changes comprise the bulk of website updates. The miscellaneous category includes the eight updates made to the 2007 Roundtable program description, posting of the three issues of the 2007 Communicator, the meeting schedule for the 33 committee meetings, and 11 items related to the Environment Committee.

The Introduction section of this report provides information about the number of visitors to the Planning Commission website.



Staff Biographies

A short biography of the eight staff members (listed by branch) of the Planning Commission Office is provided on the next several pages.

Executive Branch

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 and served in that capacity until being appointed Acting Executive Director 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 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 was designated a *Virginia Certified Planning Commissioner* after completing CPEAV (formerly VCPA) coursework requirements.

Lippa is an active member of Zonta International, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club and in several Committee Chair positions; Service Chair, Area IV Director, Lt. Governor and Governor of District 3, as well as serving twice on the District Nominating Committee, including as

2007 Planning Commission Staff

Chairperson. Lipka 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 Associate Clerk in 1977 and then Clerk to the Commission in 1979, serving 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 CPEAV (formerly VCPA) coursework.

Administrative/Notification Branch

Christopher B. Remer

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Remer has private sector experience in media relations, customer service, and information technology management. In 2007, the Management Analyst II position was reclassified to Communication Specialist II. He is currently taking graduate level courses at George Mason University toward a Masters Degree in Public Policy. Remer earned the designation of *Virginia Certified Planning Commissioner* in 2007.

Toni M. Denson

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician I. 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.

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

2007 Planning Commission Staff

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.

Clerical Branch

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, Fairfax County Circuit Court, Fairfax County District Court, and the Department of the Navy.

Kara A. DeArrastia

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). She formerly worked for the Fairfax County Department of Finance as well as the Department of Tax Administration. She was employed in private sector positions in Fairfax, Virginia; Reno, Nevada; and Mesa, Arizona. DeArrastia received an AA in Business at Western International University and is currently pursuing a B.S. in Business/Communications from the University of Phoenix. DeArrastia was promoted to Deputy Clerk in September 2006.

Windy R. Rowland

Windy Rowland was hired as an Associate Clerk (Administrative Assistant III) in September 2006. Rowland previously worked at Inova Fairfax Hospital and Inova Alexandria Hospital. Prior to that, she served 13 years of active duty with the U. S. Army as a photo lithographer, executive administrative assistant and German linguist with overseas tours in Korea and Germany. Rowland resigned from Fairfax County in February 2007.

Jeannette Phillips

Jeanette Phillips was hired in May 2007 as an Associate Clerk III (Administrative Assistant III) to replace Windy Rowland. Phillips, a professional singer with a band in her free time, previously worked 16 years with the federal government.



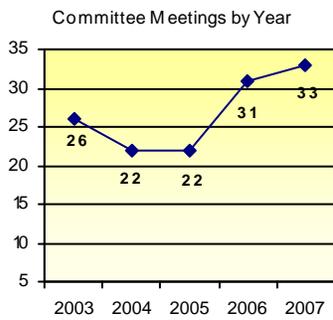
2007 Planning Commission Committees

Overview

Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many of the Commission committees meet in joint session with other Board-appointed authorities and commissions (such as the Park Authority, Housing Authority, and the Transportation Advisory Commission) and with elected officials (such as the School Board). In addition to receiving input from county staff and private sector experts, public participation is encouraged at all committee meetings (with the exception of the Personnel & Budget Committee).



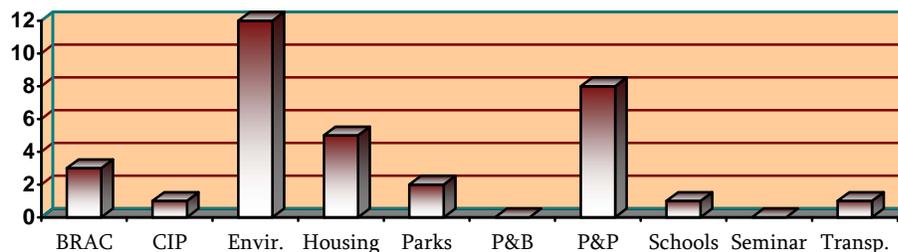
In addition to the two standing committees mandated by the Planning Commission *Bylaws & Procedures*, eight special committees were appointed in 2007. The two standing committees are the Personnel & Budget and the Policy & Procedures Committee. The eight special committees constituted in 2007 were: Capital Improvement Program, Environment, Fort Belvoir/Base Realignment & Closure (BRAC), Housing, Parks, Schools, Seminar, and Transportation.



After committee appointments were made by the Planning Commission Chairman, each committee was formally constituted at its first meeting of the year by the Commission Vice-Chairman after which a committee chairman was elected. There were a total of 33 committee meetings in 2007. As illustrated in the graph to the left, the number of Planning Commission committee meetings has increased since 2004 and 2006. The total number of committee meetings in the last two years increased 45% over the number held in 2004 and 2005.

In 2007, the most active committee was the Environment Committee with 12 meetings. Policy & Procedures was the second most active committee with eight meetings.

2007 Committee Meetings



Members of each committee are listed (in alphabetical order) on the following pages along with a synopsis of the issues reviewed and actions taken by each 2007 committee.

Capital Improvement Program Committee

Rodney L. Lusk, Chair

Frank de la Fe

Peter F. Murphy, Jr.



The Committee met once in 2007 to discuss the proposed Capital Improvement Program (CIP) for Fiscal Years 2008-FY 2012 with Future Fiscal Years to 2017. CIP projects (which involve land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services) were prioritized based on specific criteria associated with the following four classifications:

1. Immediate (projects may moved to the 5 year plan within one year)
2. Near term (projects may be moved to the 5 year plan within 2-3 years)
3. Long term (projects may be moved to the 5 year plan within 4-5 years)
4. Future (projects that are anticipated but not yet scheduled)

CIP projects were grouped by these seven functional areas: (1) public schools, to include new construction, modular classroom additions, renovation and building additions; (2) parks, to include ADA compliance, general parks maintenance, facility/equipment maintenance, grounds maintenance, development of new athletic fields, infrastructure renovation, trails and stream crossings, community park development, building renovations, preservation and stabilization of natural and cultural resource facilities, and land acquisition; (3) community improvements to include affordable housing preservation via the *Penny for Affordable Housing Fund*, community development, revitalization, stormwater management, and other neighborhood improvement initiatives such as lighting of residential areas, County facilities, and major thoroughfares; (4) public safety (to include fire and rescue, police and animal control, E-911 communication and vehicle maintenance services) and court facilities (to include expansion and renovation of the Jennings Judicial Center and courtroom facilities, Girls' Probation House and Less Secure Shelter II); (5) government facilities to include libraries, facilities management and renewal, and human services; (6) utility services to include solid waste, sanitary sewer facilities, and water supply facilities; and (7) transportation and pedestrian initiatives.

The Committee supported the request by the Fairfax County Park Authority to recommend that consideration be given to increasing the Park Authority's bond capacity to at least \$100 million. The Committee agreed that it might be necessary to change the priority rankings and funding sources of transportation projects beyond the five-year CIP period to address BRAC recommendations. The Committee endorsed the request by the Community Services Board to expeditiously locate a half-acre of land upon which a prototype barrier-free group home could be built.

NOTE: The Planning Commission unanimously endorsed the Committee recommendations on March 29, 2007.

2007 Planning Commission Committees

Environment Committee

James Hart, Chair

Rodney Lusk

Nancy Hopkins

Tim Sargeant

Alternates: Walter Alcorn, Frank de la Fe, Ken Lawrence



During 2007, the Environment Committee held 12 meetings and one field trip in joint session with the Environmental Quality Advisory Council (EQAC) as well as staff from the Department of Planning and Zoning (DPZ) and the Department of Public Works & Environmental Services (DPWES). The two topics of discussion were (1) protection and restoration of streams and buffer areas and (2) the draft Policy Plan Amendment regarding air quality and green buildings.

Protection and Restoration of Streams and Buffer Areas

Committee members reviewed and endorsed the preliminary draft Policy Plan amendment regarding stream and buffer area protection and restoration. The draft proposal provided two options for strengthening the Policy Plan: (1) Add text to the Stream Protection Objective to provide general policy support; or (2) Add text under Objective 9 to expand the existing Environmental Quality Corridor. The Committee asked staff to ensure that the text advertising the proposed amendment would be sufficiently broad to allow the Commission and the Board the flexibility to incorporate suggestions made at public hearings.

On May 31, 2007 the Planning Commission voted to endorse the recommendation of the Environment Committee that the Board be requested to authorize an amendment to the Policy Plan that would consider options to strengthen policy concerning protection of headwaters. On September 10, 2007, the Board of Supervisors voted to:

- Authorize consideration of a Policy Plan Amendment addressing stream and buffer area protection and restoration along headwaters areas of streams to include both options as contained in the draft proposal; and
- Direct staff to examine strategies that would encourage reforestation of headwaters areas and complement the aforementioned Policy Plan amendment to include protection of existing riparian buffers of intermittent streams through expansion of designated Resource Protection Areas as well as automatic mechanisms to reforest intermittent stream buffers (such as requiring property owners to reforest those buffers when applying for building permits).

NOTE: Proposed Policy Plan Amendment S07-CW-4CP is scheduled for public hearings by the Planning Commission and the Board of Supervisors in early 2008.

Policy Plan Amendment on Air Quality and Green Buildings

The Committee began work in January 2007 to strengthen Comprehensive Plan guidance

2007 Planning Commission Committees

regarding air quality issues and to discuss how best to support and encourage green building practices in the County. The Committee received briefings about green building practices and processes currently being utilized or developed by the following organizations:

- LEED Technical Development of the U.S. Green Building Council
- ENERGY STAR of the U.S. Environmental Protection Agency
- Wetlands Studies and Solutions, Inc.
- Northern Virginia Building Industry Association
- National Association of Home Builders
- Green Building Initiative

The Committee discussed revising the Policy Plan volume of the Comprehensive Plan to address air quality issues as part of the Air Quality Objective under the Environment Section. Committee members agreed on the need to provide a definition of “green buildings” in the Plan:

GREEN BUILDING: Structures and their associated landscapes that are located, designed, constructed, operated and dismantled in an environmentally responsible manner to minimize short- and long-term negative impacts on the environment and building occupants.

In addition, the Committee supported the addition of text to strengthen the Resource Conservation portion of the Policy Plan by supporting the application of energy conservation, water conservation and other green building practices. On June 27, 2007, the Committee reached a consensus on the draft amendment proposal and recommended that the Board of Supervisors authorize a Policy Plan amendment to address these issues, with the understanding that the process be sufficiently flexible to accommodate further analysis and related revisions. On July 9, 2007, the Board authorized public hearings on Plan Amendment S07-CW-3CP by taking the following actions:

- Authorized consideration of a Policy Plan Amendment addressing air quality and green building issues, generally, consistent with the proposal that has been under review by the Planning Commission Environment Committee.
- Requested the Planning Commission Environment Committee to review and comment on the efforts of Arlington County to encourage green building practices in Fairfax County and to provide recommendations to the Board before the end of 2007.
- Requested that the Planning Commission Environment Committee consider ways to promote and encourage green building practices via incentives.

The Committee sponsored a public workshop on the proposed Plan Amendment on September 6, 2007 and the public hearing by the Planning Commission was held on November 8, 2007. (To view the staff report on S07-CW-3CP, link to

<http://www.fairfaxcounty.gov/planning/aqgbstaffreportfinal.pdf>). On November 15, 2007 the Commission voted unanimously to support S07-CW-3CP and on December 3, 2007, the item was adopted by the Board of Supervisors. As part of its action, the Board directed that staff and the Planning Commission, through its Environment Committee, develop green building incentive options and submit a report to the Board, no later than June 2008, on recommended options to promote the application of green building practices.

Fort Belvoir/Base Realignment & Closure Committee

Pete Murphy, Chair
Earl Flanagan
Rodney Lusk
Tim Sargeant



The Fort Belvoir/Base Realignment & Closure (BRAC) Committee held three meetings in 2007 with staff of the Department of Planning and Zoning and Fort Belvoir representatives to discuss the impacts of the military personnel relocation plans, the BRAC-Related Area Plans Review (APR) process to amend the Comprehensive Plan targeted specifically to the expected impacted areas, and the Guide to the BRAC-Related Area Plans Review (*Guide*). DPZ staff advised the Committee that:

- Three land-use planners, one transportation planner, and a community outreach consultant would be hired (utilizing approved grant funds from the Federal Office of Economic Assistance);
- Staff expected to complete the Existing Conditions Report (ERC) by Jearly 2008;
- The ERC would help determine the need for Plan amendments, identify the areas that would be most impacted by BRAC-related decisions, determine areas eligible for inclusion in the BRAC-relative APR, and help evaluate nominations to amend the Comprehensive Plan;
- The BRAC-related APR process would commence in early 2008;
- Effective July 1, 2007, APR nominations proposing a land-use that would generate more than 5,000 additional daily vehicle trips were required to be reviewed by the Virginia Department of Transportation within 90 days of submission;
- Public workshops would be held in the South County area prior to the nomination submission period and staff would hold open office hours to assist nominators.

The Committee agreed that one BRAC-related Task Force should be constituted. They discussed its composition and tentatively decided that one 15-member Board-appointed group, five from each of the three impacted Districts (Lee, Mount Vernon and Springfield),

2007 Planning Commission Committees

would be preferable to three separate task forces. The Committee planned to further discuss the composition of the Task Force in early 2008. *(NOTE: On January 24, 2008, the Committee unanimously voted to support the composition of one 18-member Task Force, including three members appointed At-Large by the Board Chairman. On the same date, the Planning Commission unanimously endorsed the Committee recommendation.)*

The Committee directed that (A) staff alter the timeline of the BRAC-related APR process to allow the Task Force to begin meeting earlier than May 2008, and (B) create a timeline by which Commissioners would have the opportunity to receive information, identify issues, and make suggestions.

On November 28, 2007, the Committee asked that staff make numerous changes to the *Guide* and then voted unanimously to adopt the *Guide*, subject to changes made by the Policy & Procedures Committee.



Parks Committee

Frank de la Fe, Chair

James Hart

Rodney Lusk

Alternates: Earl Flanagan, Suzanne Harsel, Ron Koch

The Parks Committee held two meetings in 2007 in joint session with members of the Fairfax County Park Authority (FCPA) Board, FCPA staff, PC staff and DPZ staff to discuss: (1) the proposed Zoning Ordinance amendment regarding a fee increase for park proffers in P-District applications; (2) the proffer formula for park contributions; and (3) proposed amendments to the parks portions of the Area Plans.

Park Proffer Fees in P-Districts

The Committee was briefed by Sandra Stallman, Chief of the Park Planning Branch of the FCPA, on the proposed Zoning Ordinance amendment to revise the recreational facility provisions in the PDH, PDC and PRM Districts by increasing the per dwelling unit recreational facilities expenditure from \$955 to \$1500 per dwelling unit. The Committee was advised that the County Attorney had opined that an escalation clause could not be included in the Zoning Ordinance so staff intended to review the fee structure more frequently than had been done in the past.

Members of the FCPA pointed out that since 2000, based on the \$955 per unit contribution, the P-District fund had provided \$16 million for on-site recreational amenities and that only \$1 million had been contributed to the Park Authority. The Committee did not take a formal position on the proposed Zoning Ordinance amendment.

The Planning Commission public hearing on this item was held on April 19, 2007 and decision was deferred until May 2, 2007, at which time the Commission voted unanimously to recommend that the Board of Supervisors approve the proposed Ordinance amendment.

2007 Planning Commission Committees

Proffer Formula for Park Contributions

The Committee was advised by FCPA staff that, in response to a directive from the Board of Supervisors to review the proffer formula for park contributions (\$265 for each resident generated by a new development), the following three alternative fees were proposed:

1. \$2,360 per person (based on current construction costs, levels of service, and the cost of trails and land);
2. \$1,160 per person (calculated on the per capita cost per acre based on the total assets in the park system); and
3. \$1,549 per person (based on the cost to develop a typical local-serving park).

Following discussion of these three alternatives, the Committee requested that staff develop another alternative that would not involve such a substantial fee increase. After a two-month interval, FCPA staff returned to the Parks Committee to report that the Park Authority had decided to increase the parks proffer fee to \$893 per new resident. The Planning Commission received a briefing on this matter on June 21, 2007 and implementation of the new fee request began with applications reviewed after July 1, 2007.

Parks Amendments to the Area Plans

FCPA staff advised the Committee that the update of the parks sections of the four Area Plans was underway by the Park Authority and there would be a public outreach effort in the fall of 2008, followed by public hearings by the Planning Commission and Board of Supervisors. The Committee was informed that the project would involve an update of the park classifications (based on the Policy Plan Parks Classification Comprehensive Plan Amendment adopted by the Planning Commission and the Board of Supervisors in 2006).

The Committee learned that the project would also involve the creation of park plans for each planning district to identify existing conditions of all parks within a particular district, how they related to each other, served the public, aligned with the needs assessment, connected with the trails network, enhanced environmental and cultural resources, and site specific recommendations for each district.

Personnel & Budget Committee

Frank de la Fe
Suzanne Harsel
Nancy Hopkins
Peter Murphy



The Personnel & Budget Committee did not formally meet in 2007 since there were no significant personnel or budget issues to discuss.

Policy & Procedures Committee

Janet Hall, Chair

Walter Alcorn

Suzanne Harsel

James Hart

Kenneth Lawrence

Alternates: Earl Flanagan, Nancy Hopkins, Rodney Lusk



The Policy & Procedures Committee met eight times during 2007 with senior staff from the Planning Commission office, the Zoning Administration Division (ZAD), and the Planning Division (PD) of DPZ to discuss the following items:

1. 2007 Zoning Ordinance Amendment Work Program
2. 2004-2006 Area Plans Review (APR) Retrospective
3. 2008-2009 APR: Public Outreach Initiatives & Schedule
4. VDOT Traffic Impact Analysis Regulations
5. Contents of the *Guide to the 2008-2009 North County APR*

2007 Zoning Ordinance Amendment Work Program

With respect to the work program from the prior year, ZAD staff informed the Commission that 16 of the proposed amendments from the 2006 Work Program had been adopted, five had received public hearing authorization by the Board of Supervisors, and four issues had been resolved without need for an amendment. Staff explained that the 2007 Work Program was prioritized by carrying over uncompleted 2006 Priority 1 items and adding new priority issues based either on Board directives or mandated by General Assembly legislation. The Committee then reviewed the 2007 Zoning Ordinance Amendment Work Program comprised of 105 pending amendments to the Zoning Ordinance prioritized as follows: 35 proposed amendments identified as Priority 1 items and 70 reflected as Priority 2 items. The Committee voted to recommend adoption of the 2007 Work Program to the full Commission. The Planning Commission voted unanimously to support the Committee recommendation and forwarded the 2007 Work Program to the Board of Supervisors for approval.

2004-2006 Area Plans Review Retrospective

Committee members discussed with DPZ and PC staff various aspects of the 2004-2006 APR in order to identify processes that worked well and to target those to be improved prior to the next APR cycle. The Committee agreed with staff that the increased use of technology was beneficial to the public, nominators, Task Force members, Commissioners and staff and use of the following items should continue in the next cycle: the Comprehensive Plan list serve, development of an APR educational program on cable Channel 16, online posting of staff reports and Task Force meeting information, use of "My Neighborhood" website for map making, and continued use of the internal Comprehensive Plan Amendment Tracking System. Staff suggested that additional information about mixed-use nominations (such as specific square footage for each type of proposed use) be required to better analyze

development impacts. Staff then reported that the consistent recommendation from focus groups was the need to enhance public outreach by providing civic associations, nominators, and Task Force members with better information earlier in the process.

The Committee suggested that (1) a general education orientation meeting for civic associations be scheduled prior to commencement of the next APR cycle; (2) two different training programs be created - one targeted for nominators and the other for task force members; (3) the programs be available on video tape and/or compact disc, on Channel 16, and possibly on the County website (via video on demand) for those unable to attend. Staff agreed to develop a proposed list of public outreach activities for Committee members to consider at a future meeting.

The Committee recommended that Task Force appointments be made earlier in the process for the next APR cycle. The Committee agreed that early screening of APR nominations, to determine whether a nomination met established criteria, was advisable prior to forwarding items to the Task Forces.

Staff was asked to consider establishing more stringent requirements for nominations in revitalization areas and to advise Task Forces of the final decision on nominations.

2008-2009 APR: Public Outreach Initiatives & Schedule

The Committee discussed the public outreach activities presented by DPZ staff, suggested several changes, and reached a consensus on the following items for the 2008-2009 North County APR:

- General information sessions to educate the public and civic associations about the APR;
- Specific training sessions (prior to the submission period) for nominators;
- Specific training sessions for APR Task Forces prior to the first meeting for each;
- Technical assistance sessions for nominators before and during the submission period;
- Film a general APR video for Channel 16 (with copies for PC and Board members);
- Film a series of videos on specific APR topics for Channel 16 to be available on DVD and possibly online via video-on-demand;
- Ensure that countywide interest groups are made aware of nominations;
- Revise the Citizens Guide;
- Devise a communication plan in conjunction with the Office of Public Affairs; and
- Post APR-related information on the Fairfax County website

The Committee asked staff to create an APR website with links to: outreach and training materials, schedule, newspaper (tabloid) description of nominations, offices of Board members, nominations, task force meetings, public hearing dates, and maps of nominations.

The Committee reviewed and endorsed the proposed timeline to amend the Comprehensive Plan for the following three APR cycles:

2007 Planning Commission Committees

1. January 2008 through April 2009 - land impacted by the U.S. Department of Defense Base Realignment & Closure;
2. May 2008 through November 2009 – North County APR (Dranesville, Hunter Mill, Providence and Sully Districts); and
3. July 2009 through December 2010 – South County APR (Braddock, Lee, Mason, Mount Vernon and Springfield Districts).

On July 26, 2007, the Planning Commission voted to support the Committee's recommended APR schedule.

VDOT Traffic Impact Analysis Regulations

Paul Kraucunas, Manager of the Land Development Section for the Northern Virginia District of the Virginia Department of Transportation (VDOT), briefed the Committee on recent Virginia Assembly legislation (Section 15.2-222.1 of the *Code of Virginia*) that requires localities to submit comprehensive plans and amendments to comprehensive plans to VDOT for review and comment if the proposal will substantially affect transportation on state controlled highways. He noted that for Comprehensive Plan amendments "substantial" would be defined as a proposal that would alter future transportation infrastructure, travel patterns, or the ability to improve transportation facilities on state-controlled highways. The Committee was informed that staff would require a traffic impact analysis for nominations that would generate 5,000 or more additional vehicle trips per day on state-controlled highways. Also discussed were the thresholds and fees that would apply to Comprehensive Plan amendments.

Contents of the *Guide to the 2008-2009 North County APR*

The Committee conducted a line-by-line review of the prior Citizens Guide (used for the previous South County APR cycle) and suggested the following content revisions: (1) establish a screening process and criteria by which the Planning Commission would determine which nominations would be the subject of Task Force review and Planning Commission public hearing and add language explaining that process; (2) establish a process to accommodate the new requirement for a traffic impact analysis for certain nominations; (3) highlight the requirement for nominators to provide adequate justification of a specific nomination; (4) emphasize that nominators could not make significant changes to a nomination after submission but that the Task Force could recommend alternatives to a specific nomination; (5) require that nominations for mixed use must specify the percentage, intensity/density, and square footage of the different types of uses in the mix; and (6) add language noting that the nomination form is available online as a PDF file. The Committee also requested that numerous editorial revisions be made to the Guide.

On November 7, 2007, following final review of the revised Guide, the Committee voted to adopt the 2008-2009 North County APR Guide, as amended. The Planning Commission unanimously voted to approve the Guide on November 28, 2007.

Redevelopment & Housing Committee

Rodney Lusk, Chair

Frank de la Fe

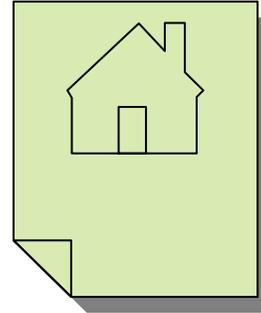
Earl Flanagan

Ron Koch

SuzanneHarsel

Tim Sargeant

Alternates: Walter Alcorn and Nancy Hopkins



The Housing Committee held five meetings in 2007 in joint session with the members of the Redevelopment & Housing Authority as well as staff from the Department of Planning and Zoning (DPZ) and the Department of Housing and Community Development (HCD) to discuss the recommendations of the High-Rise Affordability Panel; the proposed Policy Plan amendment regarding workforce housing; and Universal Design.

High-Rise Affordability Panel Recommendations

Lee Rau, Chairman of the High-Rise Affordability Panel, advised the Committee that the Board of Supervisors had directed the Panel to work with the Planning Commission and DPZ on a mechanism to provide affordable dwelling units in high-rise buildings and workforce housing by-right in commercial and industrial zones. DPZ staff recommended that the issue of workforce housing and implementation of the high-rise affordability program be addressed via the Policy Plan of the Comprehensive Plan because it could then be uniformly applied to all areas of the County and that cash contributions for housing from non-residential developers would be pursued via the Residential Development Criteria.

Following input from DPZ and the Committee, the Panel presented its policy recommendations to the Committee, noting that the recommendations had been slightly altered to include the following changes: application of the 12 percent affordable housing guideline to development centers as identified in the Comprehensive Plan; a three tier range of incomes between 80 and 120 percent of the Area Median Income (AMI), with incomes adjusted for household size; policy implementation through the Comprehensive Plan and the Zoning Ordinance; reduction in the density bonus from 2.2 to 1.8 with a 1:1 bonus ratio of affordable/workforce units to market rate units; and allowing affordable housing in commercial and industrial districts by special exception approval or by-right development.

The Committee voted unanimously to express no objections to these recommendations. The Committee also voted unanimously to (1) endorse the concept of a workforce housing initiative targeted to moderate income households earning up to 120 percent of the AMI and (2) request that the Board of Supervisors authorize appropriate amendments to the Comprehensive Plan and the Zoning Ordinance as initial steps in implementing the Panel's recommendations.

On April 19, 2007, the Planning Commission voted unanimously to endorse the following workforce housing initiatives developed by the Panel and the Housing Committee:

authorization of appropriate amendments to the Comprehensive Plan; consultation with the County Attorney prior to advertising Plan amendments to ensure maximum flexibility; addition of any necessary Zoning Ordinance to workforce housing to the Priority 1 Work Program; and consideration of affordable and workforce housing in commercial, industrial, and mixed-use districts. The Panel recommendations were presented to the Board of Supervisors Housing Committee on April 23, 2007. On April 30, 2007, the Board of Supervisors accepted the recommendations of the Panel and the Planning Commission and directed staff to prepare Plan text to implement the recommendations.

Workforce Housing Policy Plan Amendment & Zoning Ordinance Amendment

The Committee was briefed by DPZ staff on proposed language to be added to the Housing Section of the Policy Plan to implement key recommendations of the High-Rise Affordability Panel. The proposed Plan Amendment recommended the addition of new policies and revision of some of the existing policies, as follows:

- Define workforce housing;
- Specify that applications seeking development above the baseline level in mixed-use centers and transit station areas (TSAs) provide 12 percent affordable housing (either affordable dwelling units or workforce housing units);
- Establish an opportunity for bonus density for the provision of workforce housing;
- Describe the different maximum income limits for workforce housing dependent upon construction type;
- Provide guidance regarding provision of workforce housing in three income tiers; and
- Allow a developer to voluntarily designate more than one-third of workforce units for households with maximum incomes up to 80 percent of the AMI.

Staff reported that the administrative requirements for workforce housing would be set forth in an amendment to the Zoning Ordinance and that a separate Plan amendment and Zoning Ordinance would be proposed in the future to address the Panel recommendation that affordable housing and workforce housing be allowed in commercial, industrial and mixed-use districts.

On July 26, 2007, the Commission unanimously voted to recommend approval of S07-CW-2CP to amend the Policy Plan volume of the Comprehensive Plan by adding text designed to help achieve the Policy Plan objective of 12% affordable housing specifically in areas planned for high density residential development, including Transit Station Areas and mixed-use centers by (1) including a definition of Workhouse Housing in the Glossary; (2) specifying that uniformity should be provided in the application of administrative requirements for Workforce Housing and the Affordable Dwelling Unit program; (3) adding new policies to Objectives 1 and 2 of the Housing section; and (4) adding an appendix to the Housing section of the Policy Plan (Guidelines for Provision of Workforce Housing) to provide implementation language related to the creation and administration of workforce housing units.

2007 Planning Commission Committees

On October 4, 2007, the Planning Commission voted unanimously to recommend that Articles 2 and 6 of the Zoning Ordinance be amended to add text regarding workforce housing and provide for the accommodation of additional density for developments that proffer to provide workforce dwelling units.

The amendment also recommended administrative regulations that will apply to any workforce dwelling unit provided by an owner/developer through a proffered rezoning application via adoption of Workforce Dwelling Unit Administrative Policy Guidelines. These Guidelines addressed the following issues:

- Integration and dispersion;
- Unit floor area;
- Designation of units on approved plans;
- Units in condominium developments;
- Limitations on building permits and residential use permits;
- Dwelling unit specifications;
- Administration of for-sale units;
- Administration of rental units;
- Term of price control;
- Initial sale and re-sale;
- Financing control and foreclosure;
- Covenants and deed notification; and
- Occupancy.

On October 15, 2007, the Board of Supervisors unanimously voted to approve the recommendations of the Planning Commission.

Universal Design

In response to a Board directive that the Planning Commission consider how Fairfax County could encourage the application of universal design principles in future development applications, the Committee was briefed by DPZ staff and by James Patteson and Audrey Clark with Land Development Services of DPWES.

The Committee learned about the distinction between accessible design and the concept of universal design, that universal design concepts were not currently included in any code or standard, and that “easy living” and “aging in place” were descriptors of universal design structures.

Staff recommended that the County advocate, not regulate, the concept of universal design by establishing a policy in the Comprehensive Plan to encourage universal design and to offer density credit for the provision of universal design housing. Staff agreed to provide the Committee with draft Policy Plan language for review and comment in early 2008.



Schools Committee

Suzanne Harsel, Chair
Walter Alcorn
John Byers
Laurie Wilson

Alternates: Frank de la Fe and Rodney Lusk

The Schools Committee met once in 2007 in joint session with members of the Fairfax County School Board. At that meeting the Committee agreed to change its name from the School Facilities Committee to the Schools Committee and then discussed the placement of telecommunication monopoles on school property.

Peter Murphy, Planning Commission Chairman, addressed the committee in his role as Chairman of the Board-appointed Telecommunications Task Force. He informed the Committee that the Task Force had been appointed in 1995 in anticipation of the 1996 Telecommunications Act which established parameters for local jurisdictions when evaluating the placement of monopoles, towers, or other telecommunication devices.

Commissioner Murphy emphasized that federal law prohibited the denial of a telecommunications facility based on health issues provided that emissions were within the guidelines set forth by the Federal Communications Commission. He emphasized that, where possible, carriers were encouraged to site facilities on public land (such as parks and schools) or to co-locate facilities on existing structures in order to avoid placement in residential areas.

David Marshall, Chief of the Facilities Planning Branch of the Planning Division, DPZ, informed the Committee that approximately 1,100 telecommunications applications had been filed since 1983. He commented on the Comprehensive Plan and Zoning Ordinance regulations, noting that mobile and land-based telecommunication facilities were permitted on commercial, industrial and public properties (subject to setback and height guidelines) with Planning Commission review and approval. Mr. Marshall advised the Committee that, to date, of the number of facilities placed on public land, 65 were on County property, 15 on property owned by Fairfax Water, 25 on Park Authority property, and 45 on school property.

Committee members and School Board members then discussed the process for reviewing applications to place telecommunication facilities on school property. School Board members reported that FSPS staff would review the application and notify impacted local communities and elected officials.

Committee members agreed that it would be advisable for the School Board to take a formal position on an application prior to transmittal to the Planning Commission for final action. At-Large School Board Member Ilryong Moon advised the Committee that the School Board would have a work session on the process for reviewing applications and would report back to the Committee at a future date.



Seminar Committee

Walter Alcorn
Suzanne Harsel
Peter F. Murphy, Jr.

Alternate: Janet Hall

The Seminar Committee did not hold a formal meeting in 2007. However the Committee sponsored a seminar on Saturday, October 27 in the Board Conference Room to discuss with staff and the Virginia Department of Transportation (VDOT) a variety of issues associated with implementation of the new traffic impact analysis regulations (as set forth in 15.2-2222.1 of the *Code of Virginia*) adopted by the General Assembly with an effective date of July 1, 2007.

Section 15.2-2222.1 of the *Code of Virginia* requires localities to submit comprehensive plans and amendments to comprehensive plans that will substantially affect transportation on state controlled highways to VDOT for review and comment on the impact of the item submitted. This section also requires localities to submit traffic impact statements along with proposed rezonings, site plans, subdivision plats, and subdivision development plans that will substantially affect transportation on state-controlled highways to VDOT for comment.

Chapter 527 of the 2006 Acts of Assembly directs VDOT to promulgate regulations for the implementation of these requirements. The key speaker at the Seminar was Paul Kraucunas with the Northern Virginia District Office of VDOT. In addition to Planning Commissioners and Commission staff, the meeting was attended by senior staff from the Zoning Evaluation and Planning Divisions of the Department of Planning and Zoning and the County's Department of Transportation.

“Substantial impact” and “substantial change” definitions were discussed at the seminar. Participants also commented on thresholds and fees that would apply to Comprehensive Plan amendments as well as rezoning, special exception, and special permit applications.

Substantial change (for Comprehensive Plan amendments) is defined as a proposal that would alter future transportation infrastructure, travel patterns, or the ability to improve transportation facilities on state-controlled highways. It was noted that such changes would include items such as the designation of new county thoroughfares or significant expansion of agricultural and forestal districts. For rezoning applications and plan review applications, the regulations state that all



Pictured clockwise: Kraucunas with Commissioners Lusk, Sargeant, Flanagan, and Murphy

2007 Planning Commission Committees

rezoning and conditional use applications shall be submitted to VDOT for review and comment (within 10 business days of receipt of a complete application) if the proposal will substantially affect transportation on state controlled highways.

An article on the 2007 Seminar can be found in the December 2007 issue of the *Planning Communicator*. Link to <http://www.fairfaxcounty.gov/planning/december2007newsletter.pdf>



Transportation Committee

Frank de la Fe, Chair

Earl Flanagan

James Hart

Ron Koch

Ken Lawrence

Tim Sargeant

Alternates: Rodney Lusk and Nancy Hopkins

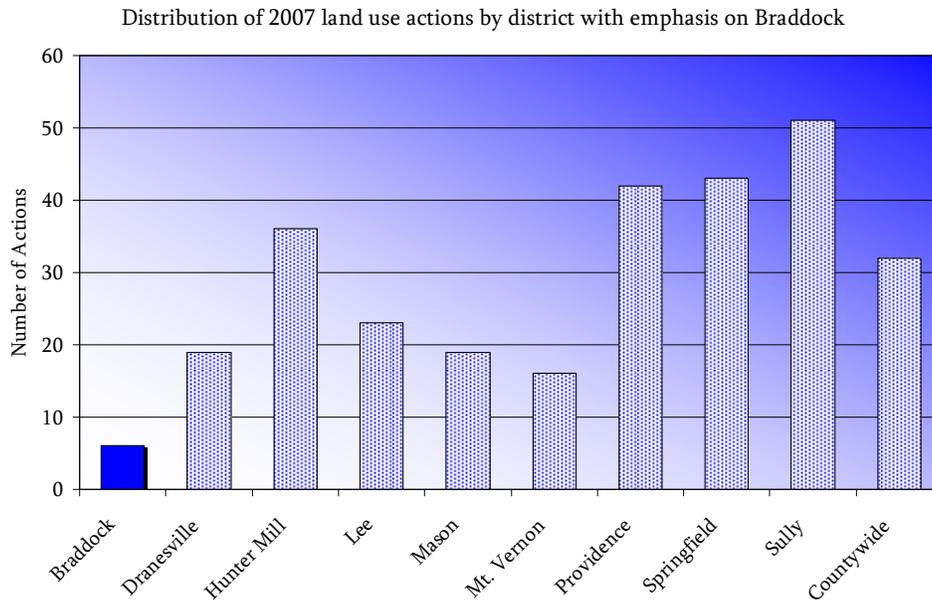
The Transportation Committee held one meeting in 2007 in joint session with the Transportation Advisory Commission and staff of the Fairfax County Department of Transportation (FCDOT) to discuss phase 2 of the transportation amendment to the Comprehensive Plan [S01-CW-17CP(B)] to correct any discrepancies between the Countywide Transportation Plan Map (revised and adopted in 2006) and text in the four Area Plans.

The Committee reviewed in detail the recommended changes proposed by staff (to correct typographical errors and transportation figure annotations as well as to make cartographic and text formatting improvements). The Committee requested that FCDOT provide each Planning Commission member with a compact disc of updated transportation figures to review in advance of the public hearing.

The Planning Commission public hearing on S01-CW-17CP(B) was held May 30, 2007. The Commission recommended approval of the item at its meeting of June 13, 2007.

2007 Braddock District Actions

During 2007, the Planning Commission took action on six land-use applications located in the Braddock District, all of which were approved either wholly or in part. Additional information on the below-described applications (listed in order by action date) is available from the Planning Commission Office.



Items Approved:

July 19 FS-B07-25 – FAIRFAX COUNTY PUBLIC SCHOOLS – to permit a sheet metal fabrication and storage facility to be located at the maintenance complex on the grounds of Woodson High School, located at 9515 Main Street. Map 58-3 ((1)) 1.

November 7 DPA C-546-23 - STEUART-BURKE CENTRE SHOPPING CENTER LLC –to amend the development plan associated with the 1983 approval of the Burke Centre Shopping Center (on 13.18 acres zoned PRC) by allowing an existing eating establishment to be redeveloped as a free-standing bank on property located east of the intersection of Ox Road and Burke Centre Parkway. Map 77-1 ((1)) 63, 64.

November 7 PRC C-546 - STEUART-BURKE CENTRE SHOPPING CENTER LLC – submission of the PRC plan for the Burke Centre Shopping Center, located east of the intersection of Ox Road and Burke Centre Parkway on 13.18 acres zoned PRC. Map 77-1 ((1)) 63, 64.

November 7 PCA 75-8-036-2 - STEUART-BURKE CENTRE SHOPPING CENTER LLC – to amend the proffers associated with the prior approval of RZ 75-8-036 in order to permit a drive-through bank on a portion of one of the two pieces (the subject property being the 11-acre piece) of the Burke Centre Shopping Center zoned PRC and located east of the intersection of Ox Road and Burke Centre Parkway. Map 77-1 ((1)) 63.

November 7 PCA 1998-BR-073 – STEUART-BURKE CENTRE SHOPPING CENTER LLC – to amend the proffers associated with the prior approval of RZ 1998-BR-073 (tied through proffers to RZ 75-8-036) to permit a drive-through bank on a portion of one of the two pieces (the subject property

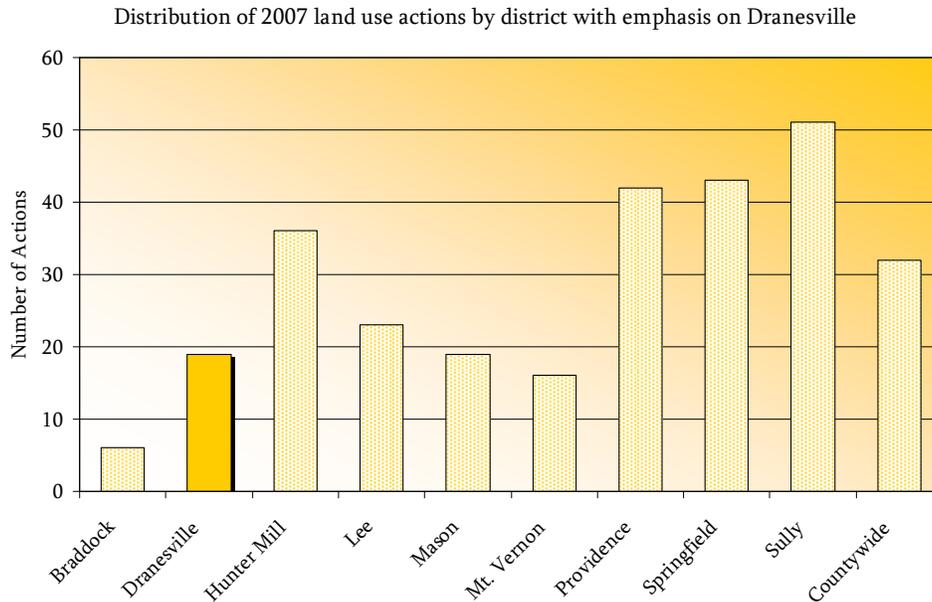
2007 Braddock District Actions

being the 2.18 piece) of the Burke Centre Shopping Center zoned PRC and located east of the Ox Road/Burke Centre Parkway. Map 77-1 ((1)) 64.

December 6 FS-B07-50 – VERIZON WIRELESS – to co-locate twelve panel antennas on the existing 120-foot tall stadium light pole/monopole (with on equipment cabinet placed inside the existing screened equipment compound) which is located at Robinson High School at 5035 Sideburn Road. Map 68-4 ((3)) 1.

2007 Dranesville District Actions

The 2007 Planning Commission took action on nineteen land-use applications located in the Dranesville District, all of which were approved either wholly or in part. Additional information on the applications described below (listed by action date) is available from the Planning Commission Office.



Items Approved

February 8 FS-D06-108 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 100-foot tall monopole (with one equipment cabinet placed within the existing fenced equipment compound) at the base of the monopole which is located in VDOT right-of-way at the intersection of I-495 and Georgetown Pike. Map 21-3.

March 7 FS-D06-98 – CLEARWIRE U.S., LLC – to co-locate four panel antennae on an existing 170-foot tall telecommunications tower, with one equipment cabinet placed within the existing fenced equipment compound, which is located at 6300 Georgetown Pike. Map 22-3 ((1)) 40.

March 7 2232A-D00-4-3 – SPRINT COMMUNICATIONS – to amend the previously-approved telecommunications application by permitting the addition of one equipment cabinet at the base of the existing 130-foot tall monopole replacement of six antennae, and three additional antennae on the monopole which is located in VDOT right-of-way at the intersection of Old Dominion Drive and I-495. Map 21-3.

April 19 PCA 1998-DR-049-4 – HAMPSTEAD VILLAGE, INC. – to amend the proffers associated with the prior approval of RZ 1998-DR-049 for the 24.14-acre Evans Farm residential development (located south of Addington Drive and east of Evans Farm Drive) zoned PDH-5 by permitting the subdivision of one 15,648 square foot lot into two separate lots. Map 30-1 ((30)) 8A, 9A.

April 19 FDPA 1998-DR-049-04 – HAMPSTEAD VILLAGE, INC. - to amend the previously-approved final development plan for the 24.14-acre Evans Farm residential development (located south of Addington Drive and east of Evans Farm Drive) zoned PDH-5 by reflecting the subdivision of one

2007 Dranesville District Actions

15,648 square foot lot into two separate lots for two additional single-family detached dwelling units. Map 30-1 ((30)) 8A, 9A.

April 26 PCA 2004-DR-023-2 – OAKCREST SCHOOL – to amend the proffers associated with the prior approval of RZ 2004-DR-023 for a private school of general education (Oakcrest School) by permitting a revised site layout for parking and the addition of fenced tennis and basketball courts on the 5.46 acre site zoned R-1 and located at 850 Balls Hill Road. Map 21-3 ((1)) 56A.

April 26 SEA 00-D-006-3 – OAKCREST SCHOOL – to amend the development conditions associated with the prior approval of SE 00-D-006 for a private school of general education (Oakcrest School) by decreasing the amount of provided parking from 228 to 104 spaces, adding fenced outdoor sports courts, permitting summer activities, extending the time period for temporary trailers until 2015, modifying the requirement for a traffic marshal, and deleting a 1,255 square foot strip of land along the southern property line of the 5.46 acre site zoned R-1 and located at 850 Balls Hill Road. Map 21-3 ((1)) 56A.

May 16 SE 2007-DR-003 – REFORMED THEOLOGICAL SEMINARY – to permit a college/university with a maximum enrollment of 33 students within an existing place of worship (McLean Presbyterian Church) located on 7.5 acres zoned R-1 and R-2 at 1020 Balls Hill Road. Map 21-3 ((15)) A1 and ((1)) 50, 50A, 51, 53.

June 13 SEA 2004-DR-031 – RIVER BEND GOLF & COUNTRY CLUB, INC. – to amend the Development Conditions associated with the prior approval of SE 2004-DR-031 to permit building additions and site modifications (including the addition of a new two-story maintenance facility on the current Hole 3 site and replacement of three existing maintenance buildings with a tee, fairway and green with the new Hole 3 site) on the 175.8 acre site zoned R-E and located at 9901 Beach Mill Road. Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, 41; and 8-3 ((1)) 4.

June 27 FDPA 2002-DR-019 – MUSIC MAKERS McLEAN LLC – to amend the final development plan associated with the prior approval of RZ 2002-DR-019 (for the Palladium of McLean PRM development) by permitting a private school of special education to be located in a 4,500 square foot section of condominium unit 110 located at 1440 Emerson Avenue. Map 30-2 ((53)) 110.

July 25 SEA 85-D-097-05 – THE POTOMAC SCHOOL – to amend the development conditions associated with the prior approval of SE 85-D-097 by permitting the addition of 26 units of accessory housing (duplexes and stacked housing units) for faculty and employees, eliminating the not yet constructed additions to the performing arts center, upper school and gymnasium, enlarging the lower/middle school by 46,495 square feet, reconfiguring the field house/aquatic center, relocating the swimming pool within the field house, adding a baseball field, two tennis courts, new play areas and new parking lots on the 89.99 acre site zoned R-1 and located at 1301 Potomac School Road. Map 31-1 ((1)) 5, 7, 8, 10A, 10B, 10C, 12A.

July 26 AR 90-D-003-02 – JOAN JEWETT & FREEBORN JEWETT, JR. – to renew the Jewett Local Agricultural and Forestal District for a third 8-year term for 25.19 acres (15 acres for agricultural uses, 5 acres for forestal uses, and the remaining acreage in residential use) on property zoned R-1 and located at 8700 Lewinsville Road. Map 29-1 ((1)) 70Z, 71Z, 72Z

2007 Dranesville District Actions

October 11 SEA 97-D-020-2 – VERIZON VIRGINIA INC. – to amend the application and Development Conditions associated with the prior approval of SE 97-D-020 to permit the addition of two chilled-water cooling units to the roof of the existing telecommunications switching center building on 2.54 acres zoned R-3 and located at 1701 Chain Bridge Road. Map 30-3 ((1)) 46.

October 25 AA 89-D-001 – THE EAGLE FAMILY LIMITED PARTNERSHIP – to amend two existing Local Agricultural and Forestal Districts (Eagle A&F District consisting of 20.05 acres and the Eagle II A&F District consisting of 50.86 acres) by combining both into one district located at 8008 Georgetown Pike for forestal and open space uses for an eight year term. Maps 20-2 ((1)) 8Z, 13Z, 14Z, 48Z and 20-2 ((13)) 4Z and 5Z.

October 25 AR 83-D-005-03 – RUTH B. CORNFIELD REVOCABLE LIVING TRUST – to renew the Cornfield Local Agricultural District, first established in 1983, for a fourth eight-year term for forest and wildlife conservation uses on 27.91 acres zoned R-E and located at 9600 Arnon Lake Drive. Map 8-3 ((1)) 7Z.

November 7 2232A-D05-14-1 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC INC. – to amend the previously-approved application (for a Distributed Antenna System consisting of a whip antenna and fiber optic conversion box co-located on 29 roadside utility poles in VDOT rights-of-way) by relocating various nodes to result in 13 poles in the eastern loop and 16 poles in the western loop along portions of Beach Mill Road, River Bend Road, Seneca Road, Springvale Road and Utterback Store Road. Maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2 and 13-2.

November 15 FSA-D97-41-1 – SPRINT NEXTEL – to amend the previously-approved application by permitting the replacement of six panel antennae with six new antennae and the installation of two additional equipment cabinets on the roof of the existing Ashby apartment building located at 1350 Beverly Road. Map 30-2 ((1)) 30B.

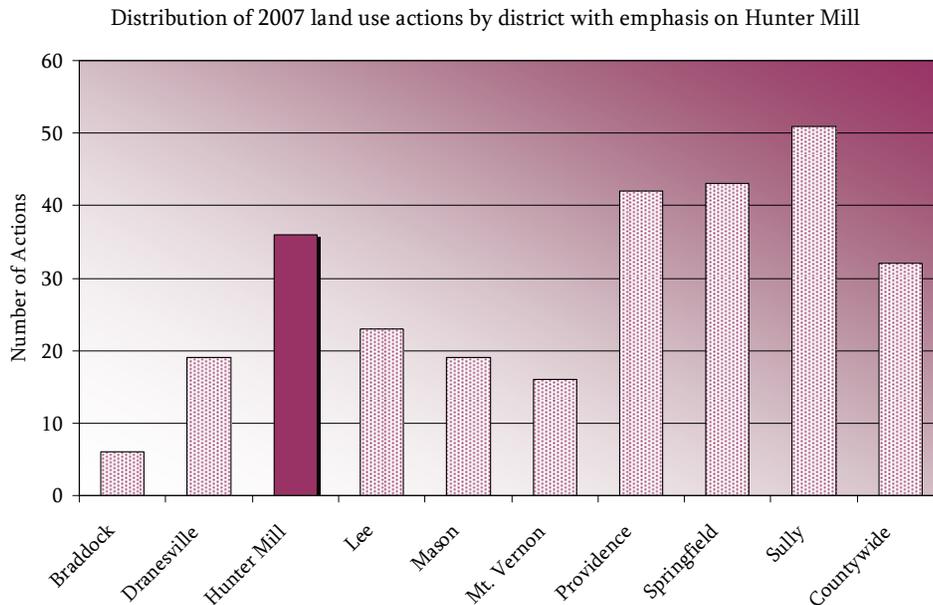
November 15 PCA 2003-DR-058 – NVR, INC. – to amend the proffers associated with the prior approval of RZ 2003-DR-058 to permit alternative architectural elevations for the approved, but not yet constructed, single-family detached development to consist of 20 detached dwelling units located north of Winterwood Place and south of Fantasia Drive on 11.99 acres zoned PDH-2. Map 10-4 ((1)) 1, 2A, 2B.

December 15 FS-D07-64 – FAIRFAX COUNTY OFFICE OF PUBLIC AFFAIRS – to place a Highway Advisory Radio (HAR) system to broadcast preparedness messages and alerts during an emergency or crisis, comprised of a wood utility pole (30 to 35 feet in height) with one whip antenna and an equipment box at the base of the pole, in the vicinity of the existing enclosed mechanical equipment structure located at the Great Falls Community Library at 9830 Georgetown Pike. Map 13-1 ((1)) 11.



2007 Hunter Mill District Actions

The 2007 Planning Commission took action on thirty-six land-use applications (described below by action date) located in the Hunter Mill District, all of which were approved either wholly or in part. Additional information on these items is available from the Planning Commission Office.



Items Approved

January 10 PCA 2002-HM-035 – FAIRFAX COUNTY SCHOOL BOARD – to amend the proffered conditions associated with the prior approval of RZ 2002-HM-035 by revising the building footprint of the Coppermine Elementary School (located west of River Birch Road and north of Coppermine Road) in order to relocate loading docks to the north side of the building, moving the school building closer to the southern property line, and permitting minor layout modifications to the recreational fields on the school site located on 14.38 acres zoned PDH-12. Map 15-4 ((1)) 35A.

January 10 FDPA 2002-HM-035 – FAIRFAX COUNTY SCHOOL BOARD - - to amend the final development plan associated with the prior approval of RZ 2002-HM-035 by revising the building footprint of the Coppermine Elementary School (located west of River Birch Road and north of Coppermine Road) to reflect relocation of the loading docks to the north side of the building, placement of the school building closer to the southern property line, and minor layout changes to the recreational fields on the school site located on 14.38 acres zoned PDH-12. Map 15-4 ((1)) 35A.

January 31 RZ 2006-HM-023 – PSR, INC. – to rezone 1.25 acres (located north of Sideling Court and west of Beulah Road) from R-1 to R-3 to allow the development of two single-family detached dwelling units with three car garages. Map 38-2 ((1)) 4.

January 31 FS-H06-102 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 125-foot tall telecommunications monopole, owned by Crown Castle International (with one equipment cabinet placed within the existing fenced equipment compound at the base of the monopole, which is located at 10907 Sunset Hills Road. Map 18-3 ((1)) 17A.

2007 Hunter Mill District Actions

March 7 PCA 2003-HM-046 - WOODLAND PARK CROSSING RETAIL LLC - to amend the proffers associated with the prior approval of RZ 2003-HM-046 by deleting the first sentence of proffer 6.d. (in order to allow the grocer and other retailers in Buildings 6 and 7 to open for business rather than waiting until one or more of Buildings 5, 10 and 11 are under construction) and adding language to proffer 13.d to allow construction of a pool in courtyard A of the PDC-zoned Woodland Park development located in the northwest quadrant of the Sunrise Valley Drive/Woodland Pointe Avenue intersection. Map 16-4 ((23)) C, R.

March 21 PCA 82-C-060-02 - ATHENA/RENAISSANCE RESTON, LLC - to amend the proffers associated with the prior approval of RZ 82-C-060 to permit a design change from a 7-story mid-rise residential building with 360 units to a 14-story high-rise building with 360 units for the ParcReston development (formerly known as Summit Reston and Jonathan's Keepe) on 22.99 acres zoned PRC and located in Section 81 of Reston in the northeast quadrant of the Temporary Road/Reston Parkway intersection. Map 17-2 (various parcels).

March 21 DPA 82-C-060-02 - ATHENA/RENAISSANCE RESTON, LLC - to amend the previously-approved development plan by reflecting a 14-story high-rise building with 360 units in lieu of a 7-story mid-rise residential building with 360 units in the PRC-zoned ParcReston development (formerly known as Summit Reston and Jonathan's Keepe) on 22.99 acres located in Section 81 of Reston in the northeast quadrant of the Temporary Road/Reston Parkway intersection). Map 17-2 (various parcels).

March 22 RZ 2006-HM-024 - SEKAS HOMES, LTD. - to rezone 3.99 acres (located on the west side of Beulah Road south of its intersection with Liberty Tree Lane) from R-1 to R-3 for development of eleven single-family detached dwelling units with two car garages. Map 28-3 ((1)) 31.

April 26 FS-MD07-16 - FAIRFAX WATER - to install 6,200 feet of 24-inch diameter water main within the VDOT right-of-way along Leesburg Pike from Chain Bridge Road to the Washington Dulles Access and Toll Road. Maps 29-1 and 29-3.

May 16 CSPA 86-C-029-06 - VARDELL REALTY INVESTMENTS - to amend the previously-approved comprehensive signage plan for a 13.33-acre portion of the 99.28-acre PDC-zoned Dulles Corner mixed use development (located east of Sully Road and north of the Sunrise Valley Drive/Dulles View Drive intersection) by modifying the design of two entry feature signs. Map 15-4 ((1)) 13D1, 13E2, 13E3.

May 16 FDPA 86-C-029-07 - VARDELL REALTY INVESTMENTS - to amend the previously-approved final development plan by replacing the proposed two-story retail building adjacent to the proposed parking garage with landscaped open space and modifying the building footprint of the proposed hotel by transferring 25,896 square feet to two office buildings on a 13.33-acre portion of the 99.28-acre PDC-zoned Dulles Corner development located east of Sully Road and north of the Sunrise Valley Drive/Dulles View Drive intersection. Map 15-4 ((1)) 13D1, 13E2, 13E3.

May 24 RZ 2006-HM-020 - WINCHESTER HOMES, INC. - to rezone 19.97 acres (located northwest of the Timber Wood Way/West Ox Road intersection) from R-1 to PDH-2 for development of 36 single-family detached dwelling units. Map 35-2 ((1)) 23-29.

2007 Hunter Mill District Actions

May 24 FDP 2006-HM-020 – WINCHESTER HOMES, INC. – submission of the final development plan for The Reserve at Stone Hill consisting of 36 single-family detached dwelling units located on 19.97 acres (located northwest of the Timber Wood Way/West Ox Road intersection) zoned PDH-2. Map 35-2 ((1)) 23-29.

May 31 PCA 85-C-088-07 – BOSTON PROPERTIES LIMITED PARTNERSHIP – to amend the proffers associated with the prior approval of RZ 85-C-088 (Reston Town Center) for a 2.34-acre PRC-zoned portion of the site (Block 15 of Section 91A located in the southwest quadrant of the Library Street/Market Street intersection north of Bluemont Way) to increase the building height from a maximum of 15 stories to 16 stories. Map 17-3 ((10)) 15.

May 31 DPA 85-C-088-05 – BOSTON PROPERTIES LIMITED PARTNERSHIP – to amend the previously-approved development plan for the 2.34-acre PRC-zoned portion of the Reston Town Center (Block 15 of Section 91A located in the southwest quadrant of the Library Street/Market Street intersection north of Bluemont Way) by reflecting an increase in the building height from a maximum of 15 stories to 16 stories. Map 17-3 ((10)) 15.

May 31 PRC 85-C-088 – BOSTON PROPERTIES LIMITED PARTNERSHIP – submission of the Planned Residential Community plan for the 2.34-acre PRC-zoned portion of the Reston Town Center (Block 15 of Section 91A located in the southwest quadrant of the Library Street/Market Street intersection north of Bluemont Way) depicting a building height of 16 stories. Map 17-3 ((10)) 15.

July 12 2232-H07-1 – FAIRFAX WATER – to construct 12,000 feet of new 54-inch and 42-inch water main along the Fairfax County Parkway (between Fox Mill Road and New Dominion Parkway) in the Reston/Herndon area to meet projected growth in water demand. Maps 16-4, 17-1, 17-3, 25-2, and 28-3.

July 12 PCA 79-C-037-06 – MB HERNDON, LLC – to amend the proffers associated with the prior approval of RZ 79-C-037-06 by severing 14.7 acres (located in the southwest quadrant of the Sunrise Valley Drive/Dulles Technology Drive intersection) from the original 141.99 acres zoned I-4 in order to rezone the property to C-3 for the construction of a third 7-story office building and a 7-level parking structure in the Dulles Executive Plaza development (related to application RZ 2006-HM-019). Map 16-3 ((1)) 4N1 and 31A1.

July 12 RZ 2006-HM-019 – MB HERNDON, LLC – to rezone 14.7 acres from I-4 to C-3 for the construction of a third 7-story office building and a 7-level parking structure in the Dulles Executive Plaza development located in the southwest quadrant of the Sunrise Valley Drive/Dulles Technology Drive intersection. Map 16-3 ((1)) 4N1 and 31A1.

July 25 FS-H07-40 – MOBILE SATELLITE VENTURES – to co-locate six flush-mounted panel antennae and four equipment cabinets on the roof of the existing 183.4-foot tall Reston International Center building located at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

July 25 S07-III-UP1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 4.33 acres (located west of Colts Neck Road and north of Glade Drive) by adding text to the Reston Community Planning Sector of the Upper Potomac Planning District in support of elderly housing on the property and the restoration of the impaired Snakeden Stream Valley which partially crosses through the property. Map 26-1 ((13)) 1.

2007 Hunter Mill District Actions

September 11 PCA 2003-HM-004 – DULLES CENTER, LLC – to amend the proffers associated with the prior approval of RZ 2003-HM-004 (for the not yet constructed Dulles Center mixed use development on 4.91 acres zoned PDC) to allow a two-story building containing a restaurant and a drive-through bank with two lanes to be replaced with a one-story stand-alone drive-through bank with three lanes on property located in the northwest quadrant of the Centreville Road/Coppermine Road intersection. Map 16-3 ((1)) 6A, 6B.

September 11 FDPA 2003-HM-004 – DULLES CENTER, LLC – to amend the previously-approved final development plan for the not yet constructed Dulles Center mixed use development to reflect a one-story stand-alone drive-through bank with three lanes in lieu of a two-story building containing a restaurant and a drive-through bank with two lanes on property located in the northwest quadrant of the Centreville Road/Coppermine Road intersection. Map 16-3 ((1)) 6A, 6B.

September 19 PRC 87-C-088 – FOUR SEASONS DEVELOPMENT LLC – submission of the PRC plan depicting the preservation, renovation and conversion of a 2-story historic structure (the former Wiehle Town Hall and later the A. Smith Bowman Distillery) to accommodate three single-family attached units and a construction of new 4-story structure composed of eight multifamily units on 10,212 square feet of land zoned PRC and located at 1890 Old Reston Avenue. Map 17-4 ((1)) 5B.

October 3 PCA A-936-02 – 2222 COLTS NECK ROAD, LLC – to amend the proffers associated with the prior approval of RZ A-936 to permit demotion of the former church building and construction of an independent living facility with 210 condominium units on 4.33 acres zoned PRC and located at 2222 Colts Neck Road. Map 26-1 ((13)) 1.

October 3 DPA A-936-04 – 2222 COLTS NECK ROAD, LLC – to amend the development plan associated with the prior approval of RZ A-936 to depict an independent living facility (in place of the former church structure) with 210 condominium units on 4.33 acres zoned PRC and located at 2222 Colts Neck Road. Map 26-1 ((13)) 1.

October 3 PRC A-936 – 2222 COLTS NECK ROAD, LLC – submission of the PRC plan for an independent living facility with 210 condominium units and a below-grade parking structure on 4.33 acres located at 2222 Colts Neck Road. Map 26-1 ((13)) 1.

October 4 FSA-H00-97-1 – SPRINT NEXTEL – to replace six existing façade-mounted panel antennas with nine panel antennas and to add one screened equipment cabinet on the roof of the existing four-story office building located at 13865 Sunrise Valley Road. Map 15-4 ((1)) 22D3.

November 8 FS-H07-58 – MOBILE SATELLITE VENTURES LP – to co-locate six panel antennae and one GPS antenna on the roof of the existing 70-foot tall USGS John Wesley Powell Federal Building (with four equipment cabinets placed inside the penthouse) located at 12201 Sunrise Valley Drive. Map 17-3 ((1)) 12B.

November 15 SEA 76-C-152-04 – EXXON-MOBILE CORPORATION – to amend the previously-approved application by permitting an increase in the size of the existing quick-service food store from 1,431 square feet of 3,250 square feet and construction of a new car wash to replace the existing car wash on the site of the existing gas station located at 1818 Wiehle Avenue on 1.07 acres zoned I-5. Map 17-4 ((5)) 4.

2007 Hunter Mill District Actions

November 28 PRC B-846 – JBG/RIC RETAIL LLC & JBG/RIC LLC – submission of the planned residential community plan depicting demolition of existing buildings and surface parking (with the exception of the 15-story Reston International Center) to accommodate a phased mixed-use development consisting a maximum of 498 multifamily residential units contained in four high-rise buildings with ground floor commercial uses and structured parking, a 1-story building for commercial uses, and a 16-story building for office, commercial and parking uses on 9.96 acres zoned PRC and located at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C, 1D.

November 29 PCA 2003-HM-046-02 – WOODLAND PARK CROSSING RETAIL LLC – to amend the proffers associated with the prior approvals of RZ 2003-HM-046 and PCA 2003-HM-046-1 by amending Proffer 6.b in order to allow flexibility of uses (business service and supply service establishments, eating establishments, financial institutions, health clubs, office uses, personal service establishments, and retail sales establishments) on the second story of Building 9 in the 5.66-acre portion of the Woodland Park PDC-zoned mixed use development located in the northwest quadrant of the Sunrise Valley Drive/Woodland Pointe Avenue intersection. Map 16-4 ((23)) C.

November 29 CSP 2003-HM-046 – WOODLAND PARK CROSSING RETAIL LLC & WOODLAND PARK APARTMENTS LLC – to establish a comprehensive sign plan for Woodland Park Crossing (a mixed use development consisting of 212 dwelling units and 105,500 square feet of retail uses) depicting the size, number and location of building-mounted tenant signs as well as building-mounted and monument style site identification signs for the commercial and residential buildings zoned PDC and located on 8.14 acres located in the northwest quadrant of the Sunrise Valley Drive/Woodland Pointe Avenue intersection. Map 16-4 ((23)) C, R.

December 6 FS-H07-39 – MOBILE SATELLITE VENTURES – to co-locate six panel antennae and one GPS receiver on the roof of the existing 60-foot tall Reston Town Center office building (with four equipment cabinets placed in the 5th floor communications room) which is located at 1760 Reston Parkway. Map 17-1 ((1)) 2C.

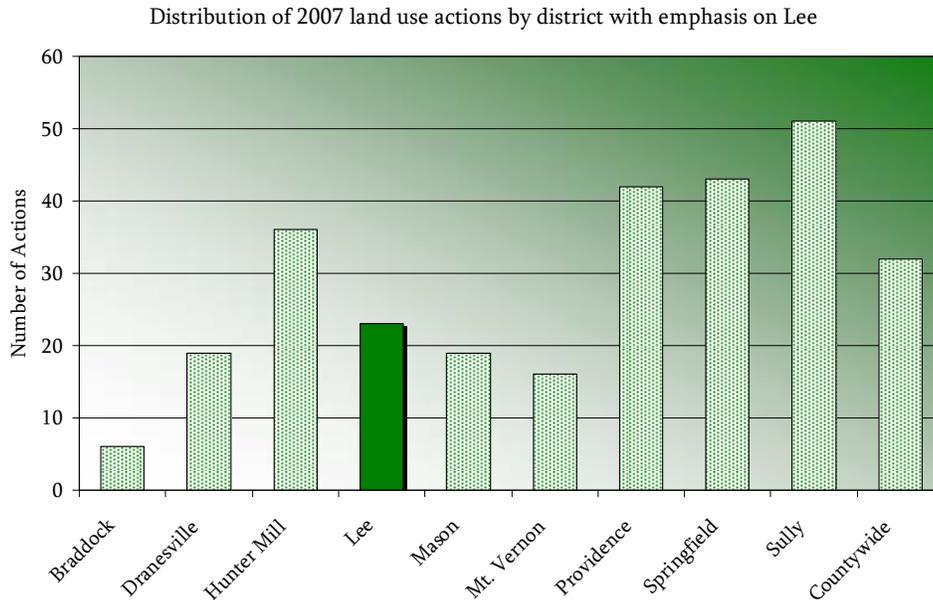
December 6 FDPA 2002-HM-035-02 – FAIRFAX COUNTY SCHOOL BOARD – to amend the final development plan associated with the prior approval of FDP 2002-HM-035 to reflect a 100,000 square foot two-story facility in lieu of a 53,941 square foot building to house the Coppermine Crossing Elementary School to be constructed on 14.38 acres zoned PDH-12 and located west of River Birch Road and north of Coppermine Road. Map 15-4 ((1)) 35A.

December 6 7693-SP-043 – BUILDING ELEVATIONS & LANDSCAPE PLANS FOR DULLES CENTER – pursuant to the proffers associated with the prior approval of PCA/FDPA 2003-HM-004, submission of the building elevations and landscape plans depicting a one-story stand-alone drive-through PNC Bank with three lanes within the 4.91-acre Dulles Center mixed use development zoned PDC and located in the northwest quadrant of the Centreville Road/Coppermine Road intersection. Map 16-3 ((1)) 6A, 6B.



2007 Lee District Actions

Twenty-three land-use applications in the Lee District were acted upon by the Planning Commission in 2007, all of which were approved either wholly or in part. These applications are described below by action date. Additional information on Lee District applications is available from the Planning Commission Office.



Items Approved

January 25 FS-L06-101 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 150-foot tall telecommunications monopole owned by American Tower Corporation (with one equipment cabinet placed on the ground within the existing equipment compound at the base of the monopole) which is located at 6700 Springfield Center Drive. Map 90-4 ((1)) 11A.

February 22 6836-SP-11 – METRO PARK – pursuant to proffer 13 associated with the prior approval of RZ 1998-LE-048, submission of the architectural building and parking garage elevations for Phase 8 of Metro Park (approved in 1999 for an office park with a hotel, a child care center, and retail uses) located in the southeast quadrant of the intersection of Walker Lane and Metro Park Drive. Map 91-1 ((1)) 23E.

March 15 2232-L06-13 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to permit demolition of the existing Residential Extensive Dual Diagnosis residential treatment program and construction of an expanded facility with a capacity for 16 adult residents located at 8247 Gregory Drive on 0.915 acres. Map 101-4 ((4)) 6, 7.

March 22 RZ 2006-LE-026 – EASTWOOD PROPERTIES, INC. - to rezone 4.13 acres (located in the southeast quadrant of the Lackawanna Drive/Dudrow Road intersection) from R-1 to PDH-2 for the development of eight new single-family detached dwellings. Map 90-3 ((3)) 6, 7, 8.

March 22 FDP 2006-LE-026 – EASTWOOD PROPERTIES, INC. – submission of the final development plan for residential development consisting of eight single-family detached dwelling units

2007 Lee District Actions

with two-car garages on 4.13 acres zoned PDH-2 and located in the southeast quadrant of the Lackawanna Drive/Dudrow Road intersection. Map 90-3 ((3)) 6, 7, 8.

March 22 RZ 2006-LE-018 – FLEET DRIVE, LLC – to rezone 5.90 acres from R-1 (5.24 acres) and R-3 (0.66 acres) to R-12 for the development of 49 single-family attached dwelling units on property located west of Beulah Street and east of the Fleet Drive/Gravel Avenue intersection. Map 91-1 ((1)) 58, 59A, 59B, 60 and 91-1 ((5)) 2-6.

March 29 RZ 2005-LE-021 – MICHAEL & JOANN CURTISS – to rezone 2.368 acres from R-3 to PDH-8 to permit development of 17 single-family attached dwelling units on property located east of South Van Dorn Street opposite its intersection with Crown Royal Drive. Map 81-4 ((1)) 37, 38, 39.

March 29 FDP 2005-LE-021 – MICHAEL & JOANNE CURTISS – submission of the final development plan for a residential development consisting of 17 single-family attached dwelling units with two-car garages on 2.368 acres zoned PDH-8 and located east of South Van Dorn Street opposite its intersection with Crown Royal Drive. Map 81-4 ((1)) 37, 38, 39.

April 26 FS-L07-8 – CLEARWIRE, U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 110-foot tall Dominion Virginia Power electric transmission tower (with one equipment cabinet placed within an equipment compound at the base of the tower) which is located at 4922 Laker Lane. Map 82-3 ((1)) 40E.

May 30 RZ 2007-LE-009 – SHARON CHAPEL LLC – to rezone 6.19 acres from PDH-2 to PDH-3 for development of 12 single-family detached dwelling units on property located on the north side of Sharon Chapel Road at its intersection with Telegraph Road. Map 82-4 ((1)) 34.

May 30 FDP 2007-LE-009 – SHARON CHAPEL LLC – submission of the final development plan for the Wilton Hill residential development consisting of 12 single-family detached dwelling units with two car garages on 6.19 acres zoned PDH-3 and located on the north side of Sharon Chapel Road at its intersection with Telegraph Road. Map 82-4 ((1)) 34.

June 21 SE 2006-LE-032 – FOURTH HOTEL ASSOCIATES LIMITED PARTNERSHIP – to permit the addition of a vehicle rental and ancillary service establishment within the existing 9-story Comfort Inn hotel located on 3.14 acres zoned C-8 at 5716 South Van Dorn Street. Map 81-2 ((1)) 12B and 81-2 ((3)) 1, 2.

June 28 SE 2006-LE-030 – PETROLEUM MARKETING GROUP, INC. – to permit continuation of an existing service station and car wash under a different operator (Petroleum Marketing Group in lieu of Crown Central Petroleum Corporation) for the facility located at 5500 Franconia Road on 31,776 square feet of land zoned C-6. Map 81-4 ((1)) 71C.

July 11 2232-L06-19 – T-MOBILE NORTHEAST, LLC – to construct a 150-foot tall monopole with nine panel antennas, with space to accommodate a second future carrier, and three screened equipment cabinets at the base of the monopole which will be located at 7700 Southern Drive. Map 79-4 ((1)) 3E.

July 25 FS-L07-30 – NEXTEL COMMUNICATIONS – to co-locate fifteen antennae on an existing 117-foot tall Dominion Virginia Power transmission tower, with one fence equipment cabinet placed near the base of the tower, which is located at 6209 Rose Hill Drive. Map 82-3 ((1)) 6C.

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July 25 SE 2006-LE-026 – THE HOWARD GARDNER SCHOOL – to permit a private school of general education (grades 9-12) with a maximum enrollment of 48 students within an existing single-family detached dwelling (to be renovated for use as an administrative building) and construction of a 2-story building for classrooms on 1.36 acres zoned R-3 and located at 4913 Franconia Road. Map 82-3 ((1)) 3.

July 26 S07-IV-RH1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 6.65 acres (located on the east of Beulah Street near its intersection with Manchester Boulevard) by adding workforce housing units as a planned use for the property in addition to the previously-approved regional library. Map 91-3 ((9)) 8B.

July 26 FS-L07-43 – T-MOBILE – to co-locate three panel antennae on a Fort Worth extension to be placed on an existing 147-foot tall utility transmission tower, with three equipment cabinets located at the base of the tower, which is located at 4500 Roundhill Road. Map 82-3 ((1)) 37A

September 19 FS-L07-46 –NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – to co-locate twelve antennae on an existing 95-foot tall monopole (with one equipment cabinet placed within a fenced equipment compound at the base of the monopole) within Lee District Park which is located at 6601 Telegraph Road. Map 92-1 ((1)) 21.

October 4 PCA 84-L-020-23 – KINGSTOWNE M & N, LP, ET AL – to amend the proffers associated with the prior approval of RZ 84-L-020 for Kingstowne by allowing an increase in the amount of commercial space and floor area ratio allowed in the Towne Center, increasing the number of office buildings on parcel M from two to four, increasing the maximum height of the buildings on parcel M, and various road improvements on 43.37 zoned PDC and located in the northeast and southeast quadrants of the Kingstowne Boulevard/Kingstowne Village Parkway intersection. Map 91-2 ((1)) 26K, 32F, 36B, 36C, 36G, 36H, 36I.

October 4 FDPA 84-L-020-02-13 - KINGSTOWNE M & N, LP, ET AL – to amend the previously-approved final development plan for Kingstowne by reflecting an increase the amount of commercial space and floor area ratio allowed in the Towne Center, two additional office on parcel M, an increase in the maximum height of the buildings on parcel M, and various road improvements on 43.37 zoned PDC (located in the northeast and southeast quadrants of the intersection of Kingstowne Boulevard and Kingstowne Village Parkway). Map 91-2 ((1)) 26K, 32F, 36B, 36C, 36G, 36H, 36I.

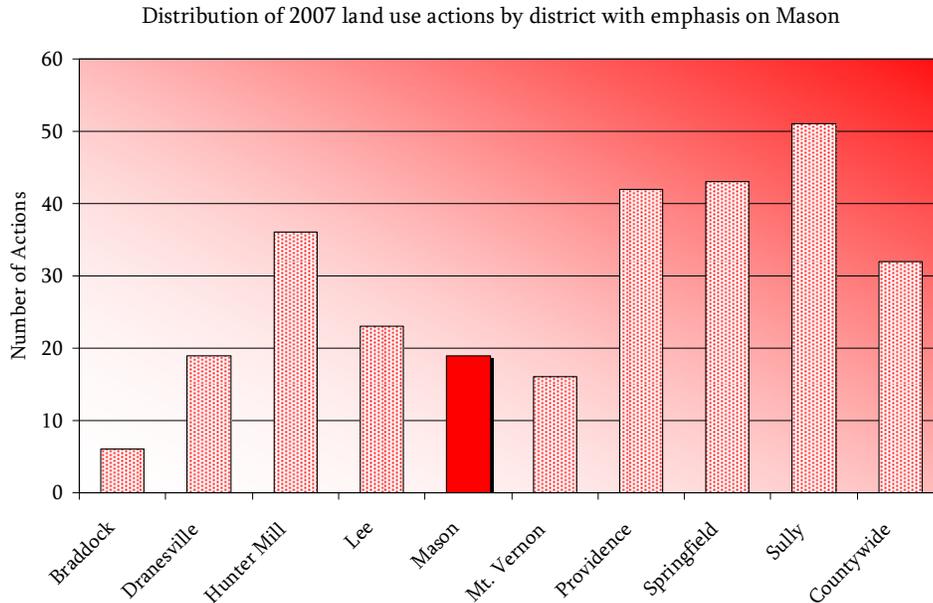
December 6 SEA 92-L-005-02 – EXXON-MOBIL CORPORATION – to amend the Development Conditions associated with the prior approval of SE 92-L-005 (approved for a service station and quick-service food store) to permit an increase in land area, replacement of the existing quick-service food store with a larger structure, site modifications, and the addition of a car wash on 1.33 acres zoned C-8, HC and CRD and located at 7312 Richmond Highway. Map 92-4 ((1)) 78C, 78D.

December 6 PCA 90-L-055 – BEULAH STREET II LLC – to amend the proffers and generalized development plan associated with the prior approval of RZ 90-L-055 to permit construction of one three-story office building in lieu of four townhouse-style office buildings (located in the northwest quadrant of the Grovedale Drive/Beulah Street intersection) on 4.85 acres zoned C-2 and HC. Map 81-3 ((5)) 17C, 17D.



2007 Mason District Actions

In 2007, the Planning Commission took action on nineteen land-use applications located in the Mason District, all of which were approved either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office.



Items Approved

January 17 FS-M06-104 – CLEARWIRE U.S., LLC – to co-locate four flush-mounted panel antennae and four dish antennae on the penthouse of the existing 120-foot tall Munson Hill Towers building (with one equipment cabinet on the penthouse) which is located at 6129 Leesburg Pile. Map 61-1 ((1)) 11.

January 31 RZ 2005-MA-002 – PACIFIC LANE PARTNERS, LLC – to rezone 1.99 acres from R-2 (0.44 acres) and C-5 (1.55 acres) to C-2 for construction of a two-story 34,673 square foot office building with a covered plaza, surface parking, and one level of subterranean parking on property located in the southeast quadrant of Little River Turnpike and Columbia Road. Map 71-2 ((10)) 1, 2, 11, 12.

February 8 FS-M06-124 – CLEARWIRE U.S., LLC – to co-locate four panel antennae, four dish flush-mounted antennae and one equipment cabinet on penthouse façade on the roof of the existing 98-foot tall Lakeside Plaza residential condominium building which is located at 3800 Powell Lane. Map 61-4 ((35)) C5.

February 22 FS-M06-116 – NEXTEL COMMUNICATIONS – to co-locate twelve panel antennae in two stealth chimneys on the roofs of the buildings located at 5596 Malone Ridge Street and 5573 Harrington Falls Lane (buildings 3 and 13 of the newly constructed residential development known as Jefferson at Sullivan Place). Map 81-1 ((1)) 7H.

February 28 SE 2006-MA-027 – JOANNE KRAUSE – to permit the reconstruction and expansion of a condemned house (damaged by backwash flooding from Accotink Creek) situated within a Resource Protection Area on 23,825 square feet of land zoned R-2 and located at 8106 Accotink Drive. Map 59-4 ((2)) 45.

2007 Mason District Actions

March 22 FS-M06-91 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on the roof of the existing 85.4-foot tall building (with one equipment cabinet placed within the existing penthouse) which is located at 7409 Eastmoreland Road. Map 71-1 ((1)) 77.

April 18 SE 2006-MA-029 – PETROLEUM MARKETING GROUP INC. – to permit continuation of an existing service station and associated car wash under a different operator (Petroleum Marketing Group) than the original applicant (Crown Central Petroleum Corporation) on 34,239 square feet of land zoned C-5 and located at 6464 Edsall Road. Map 80-2 ((3)) 22.

April 18 SE 2006-MA-028 – PETROLEUM MARKETING GROUP INC. - to permit continuation of an existing service station and associated car wash under a different operator (Petroleum Marketing Group) than the original applicant (Crown Central Petroleum Corporation) on 22, 835 square feet of land zoned C-5, CRD, HC and SC located at 6014 Leesburg Pike. Map 61-2 ((7)) 7.

April 18 SEA 81-M-097-04 – CCP SHIRLEY HIGHWAY INC. & PETROLEUM MARKETING GROUPS, INC. – to amend the Development Conditions associated with the prior approval of SE 81-M-097-04 to enlarge the land area and to replace existing uses on the site with a service station with quick service food store, fast food restaurant, separate drive-in bank with two drive-through windows, and a car wash on 1.9 acres zoned C-6 and located at 5550 Bloomfield Drive. (*NOTE: The Planning Commission did not recommend approval of the car wash component of the application.*) Map 81-1 ((1)) part of 7H.

May 2 SE 2006-MA-031 – THE MOST REVEREND PAUL S. LOVERDE – to establish a congregate living facility for retired priests and to continue the existing place of worship and private school of general education (St. Michael's Catholic Church) on 45.24 acres zoned R-4 and located at 4601 Ravensworth Road. Map 71-1 ((9)) 7A.

May 31 FS-M07-29 – NEXTEL COMMUNICATIONS – to co-locate 15 panel antennae on the existing 117-foot tall Dominion Virginia Power utility transmission tower, with one screened equipment cabinet placed near the base of the tower, which is located within VDOT right-of-way at the intersection of Little River Turnpike and I-495. Map 59-4.

June 27 CSPA 2003-MA-030 – JEFFERSON AT EDSALL ROAD L.P. – to amend the previously-approved signage plan for one of the tenants (Panera Bread) within the Jefferson at Sullivan Place mixed use development (located on the south side of Edsall Road and the east side of Bren Mar Drive on 11.95 acres zoned PRM) to clarify a discrepancy in the size, type and location of previously-approved signage. Map 81-1 ((1)) part of 7H.

September 27 FS-M07-49 – SPRINT – to replace nine telecommunications antennae with nine new antennae on an existing 110-foot tall tree pole and to add two equipment cabinets inside the existing equipment compound at the base of the treepole which is located at 3435 Sleepy Hollow Road on property owned by the Sleepy Hollow Methodist Church. Map 60-2 ((33)) 1A.

November 7 SE 2006-MA-021 – THAKORIAL & BABUBHAI MISTRY – to permit fill in a floodplain to allow a partially-constructed single-family detached home to be completed on 10,009 square feet of land zoned R-3 and located within a 100-year floodplain at 3211 Hallran Road. Map 61-2 ((4)) 14.

November 15 SE 2007-MA-016 – ANNANDALE PLAZA, LLC – to increase the allowable signage area for the Annandale Plaza retail center (to allow two existing Annandale Plaza identification signs to be issued

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permits) which is located at 7326 and 7328 Little River Turnpike on 42,784 square feet of land zoned C-8, HC, SC and CRD. Map 71-1 ((1)) 80.

November 15 SE-2007-MA-019 - MOTIVA ENTERPRISES, LLC – to permit an existing service station (Springfield Shell) to replace a damaged fuel pump canopy with a new canopy (17.5 feet in height x 48 feet in length x 36 feet in width) that will be detached from the one-story service station building located at 5533 Backlick Road on 1.01 acres of land zoned I-5 and HC. Map 80-2 ((7)) Z1 and Z2.

November 28 SEA 01-M-006-2 – PUBLIC STORAGE – to amend the Development Conditions associated with the prior approval of SE 01-M-006 for a three-story mini-warehouse facility to permit the addition of a truck rental establishment (for a maximum of six trucks to be used by mini-warehouse patrons only) located at 6319 Arlington Boulevard on 1.95 acres zoned C-8. Map 51-3 ((1)) 6A.

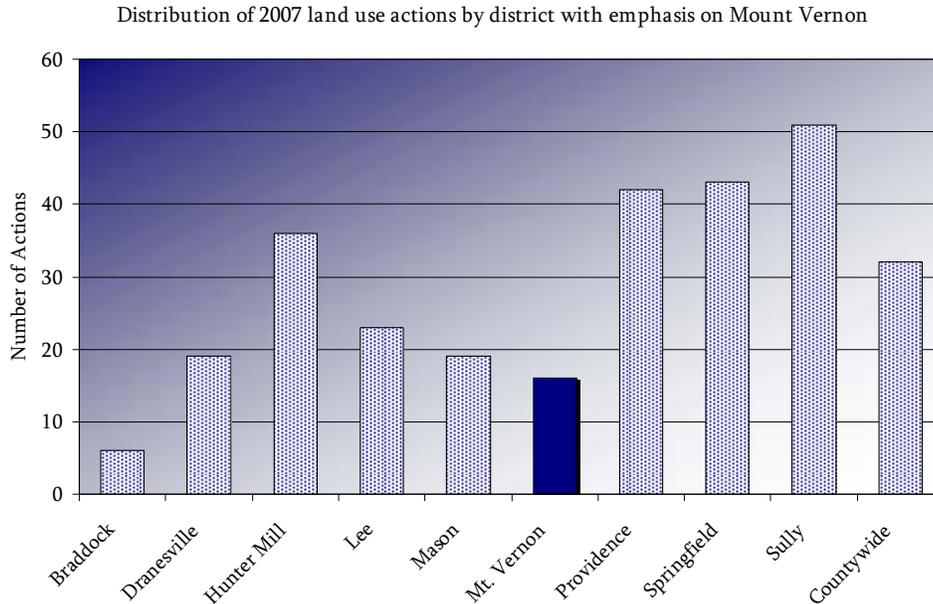
November 28 PCA 2005-MA-005 – GOODWIN HOUSE INCORPORATED – to amend the proffers associated with the prior approval of RZ 2005-MA-005 (for housing for the elderly and a medical care facility with three levels of care in a 12-story residential tower, a 15-story residential tower, and a three-story building with a health and wellness facility) to permit (a) construction of a two-story parking deck in the location of the existing stormwater management pond, (b) construction of underground stormwater management facilities to replace the existing pond, (c) reorientation of parking areas, and (d) removal of the porte-cochere over the entrance to the health and wellness building all located in the Bailey's Crossroads area at 3440 South Jefferson Street on 7.89 acres zoned C-4, HC, SC and CRD. Map 62-1 ((1)) 16G.

November 28 SEA 84-M-088-2 – GOODWIN HOUSE INCORPORATED - to amend the Development Conditions associated with the prior approval of SE 84-M-088 and SEA 84-M-088-1 (for housing for the elderly and a medical care facility with three levels of care in a 12-story residential tower, a 15-story residential tower, and a three-story building with a health and wellness facility) to permit (a) construction of a two-story parking deck in the location of the existing stormwater management pond, (b) construction of underground stormwater management facilities to replace the existing pond, (c) reorientation of parking areas, and (d) removal of the porte-cochere over the entrance to the health and wellness building all located in the Bailey's Crossroads area at 3440 South Jefferson Street on 7.89 acres zoned C-4, HC, SC and CRD. Map 62-1 ((1)) 16G.



2007 Mount Vernon District Actions

Sixteen land-use applications located in the Mount Vernon District were acted upon by the Planning Commission in 2007, all of which were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Items Approved

January 18 FS-V06-93 – CLEARWIRE, U.S., LLC – to flush-mount four panel antennae, four dish antennae, and one equipment cabinet on the roof of the existing Belle Haven Towers residential building located at 6038 Richmond Highway. Map 83-3 ((1)) 90B.

March 15 FSA-V01-68-1 – NEW CINGULAR WIRELESS PCS – to amend the previously-approved telecommunications facility by replacing nine antennae with nine new antennae, raising the height from 115 to 135 feet above ground, and replacing the equipment shelter with six fenced equipment cabinets to be placed near the base of the existing 172-foot tall monopole located at 8101 Lorton Road. Map 107-4 ((1)) 74.

April 4 PCA 2003-MV-045 – GUNSTON COVE HOMEOWNERS ASSOCIATION – to amend the proffers associated with the prior approval of RZ 2003-MV-045 (for property located between Richmond Highway and Cranford Street, south of the Richmond Highway/Gunston Cove Road intersection) in order to permit construction of a sound wall within 1.48 acres of open space zoned PDH-5 and owned by the Gunston Cove Homeowners Association rather than within VDOT right-of-way along Richmond Highway. Map 113-2 ((9)) A.

April 19 FS-V06-122 – CLEARWIRE US, LLC – to co-locate four flush-mounted panel antennae and four flush-mounted dish antennae to the penthouse of the existing 49-foot tall office building, with one equipment cabinet placed inside the penthouse of the building which is located at 6677 Richmond Highway. Map 93-1 ((1)) 22.

2007 Mount Vernon District Actions

April 26 SEA 2002-MV-028 – SCOTT & PHYLLIS CRABTREE – to amend the Development Conditions associated with the prior approval of SE 2002-MV-028 to increase the amount of permissible cubic yards of fill and to acknowledge the unapproved construction of a 4,700 square foot concrete slab on the 1.34 acre R-2-zoned site at 8019 East Boulevard Drive. Map 102-2 ((1)) 35A.

May 31 RZ 2007-MV-004 – BADCO LLC dba DAKS RESTAURANT – to rezone 2.0 acres from R-2 to C-6 for development of a 11,817 square foot eating establishment with up to 375 seats on property located in the northwest quadrant of the Richmond Highway/Woodlawn Court intersection. Map 101-3 ((1)) 96.

June 13 FS-V06-79 – T-MOBILE – to co-locate three panel antennae inside the existing steeple of the St. Luke's Episcopal Church with two equipment cabinets placed on the roof of the church located at 8009 Fort Hunt Road. Map 102-2 ((12)) A.

June 21 FS-V07-18 – T-MOBILE – to co-locate nine antennae on an existing 101-foot tall stealth treepole, with three screened equipment cabinets placed at the base of the tower, which is located at 3200 Mount Vernon Memorial Highway. Map 110-2 ((1)) 12.

July 25 SE 2005-MV-017 – KEVEN J. O'NEILL – to permit uses in the floodplain for the removal of an existing structure damaged by Hurricane Isabelle and construction of two single-family attached dwelling units (duplex) on 9,900 square feet of land zoned R-20 and located at 1111 I Street. Map 93-2 ((7)) (4) 3.

July 25 RZ 2006-MV-031 – KB HOME MID-ATLANTIC – to rezone 14.04 acres from R-4 (0.58 acres) and PDH-8 (13.46 acres) to PDH-8 for the development of 94 new single-family attached dwellings on property located in the northwest quadrant of the Huntington Avenue/Hunting Creek Road intersection. Map 83-1 ((1)) various parcels and ((18)) 1A, 2A.

July 25 FDP 2006-MV-031 – KB HOME MID-ATLANTIC – submission of the final development plan for Huntington Mews consisting of 94 single-family attached dwelling units (a mixture of rear-load and front-load style units with two-car garages) including two affordable dwelling units on 14.04 acres zoned PDH-8 and located in the northwest quadrant of the Huntington Avenue/Hunting Creek Road intersection. Map 83-1 ((1)) various parcels and ((18)) 1A, 2A.

July 25 SEA 2004-MV-035 – KB HOME MID-ATLANTIC – to amend the previously-approved application by permitting disturbance in a floodplain for the removal of existing structures and pavement and permitting uses in a floodplain to include new structures, a stormwater outfall channel, additional fill, and a pervious surface trail on property located in the northwest quadrant of the Huntington Avenue/Hunting Creek Road intersection. Map 83-1 ((1)) various parcels and ((18)) 1A, 2A.

July 25 PCA 1999-MV-025-04 – MARKETPLACE CAR WASH LLC – to amend the proffers associated with the prior approval of RZ 1999-MV-025 and subsequent amendment applications to permit the development of a car wash on a 1.04 acre portion (Pad Site B) of the Lorton Station Shopping Center (located at 9400 Lorton Market Street) in lieu of a fast food restaurant. Map 107-4 ((23)) C.

2007 Mount Vernon District Actions

July 25 SE 2007-MV-005 – MARKETPLACE CAR WASH LLC - to permit the development of a 5,200-square foot automated car wash with one detailing bay on a 1.04 acre portion (Pad Site B) of the Lorton Station Shopping Center located at 9400 Lorton Market Street. Map 107-4 ((23)) C.

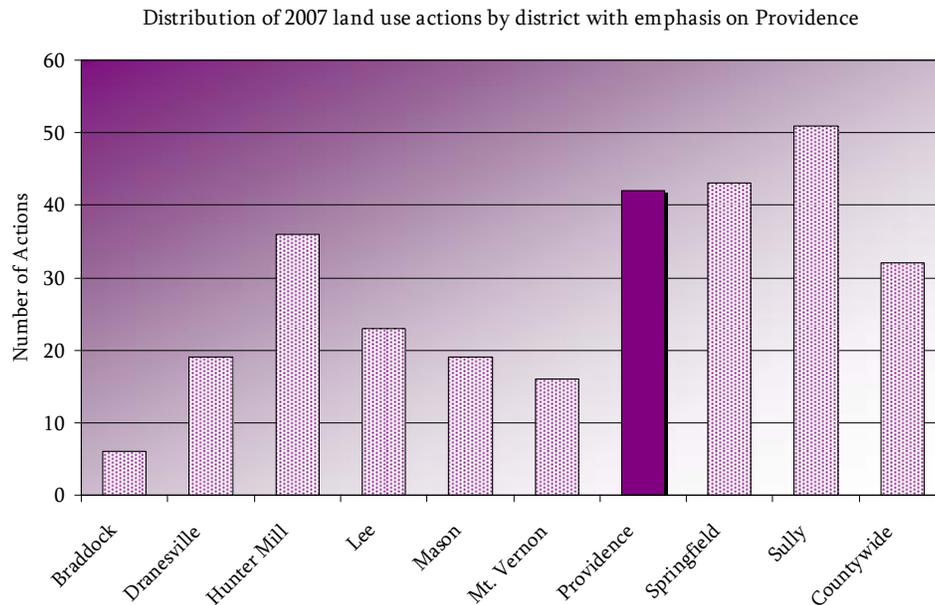
November 15 SE 2007-MV-017 – GREAT SPRING WATERS OF AMERICA/RICHARD MCCONNELL – to permit a food and beverage manufacturing, production and processing establishment within an existing one-story warehouse building located at 7225 Telegraph Square Drive in the Telegraph Square II Industrial Park on 1.68 acres zoned I-4. Map 108-1 ((10)) 7225A and 7225B.

November 29 APR 05-CW-3ED – AREA PLANS REVIEW AMENDMENT – (Deferred from 2005 South County Area Plans Review) – nomination by staff of the Department of Planning and Zoning to amend the Comprehensive Plan for the LP2 (Lorton-South Route 1) Community Planning Sector by making editorial updates to include updating the base locator map, adding corresponding land unit and sub-unit maps, updating text references to the new maps, and eliminating references to parcels no longer in existence due to consolidation.



2007 Providence District Actions

The 2007 Planning Commission took action on forty-two land-use applications located in the Providence District. The Commission accepted the temporary withdrawal of four items and denied five applications. The remaining thirty-three items were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Withdrawals Accepted

May 16 RZ 2006-PR-029 – CEDAR LANE DEVELOPMENT, LLC – to accept temporary withdrawal (pursuant to the 100 day limitation on the maximum length of permitted time between publication of the staff report and Planning Commission public hearing) of the application to rezone 1.45 acres from R-1 to R-4 for development of three single-family detached dwelling units on property located to the north of the Cedar Lane/Willowmere Drive intersection. Map 49-1 ((4)) 16A.

May 31 RZ 2006-PR-013 – WASHINGTON PROPERTY COMPANY, LLC – to accept temporary withdrawal of the application to rezone 13.52 acres from C-3, C-6 and C-8 to C-6 to develop four free-standing buildings to accommodate a drive-in bank, drive-through pharmacy, and eating establishments or retail uses on property located in the southwest quadrant of the Lee Highway/Nutley Street Map 48-4 ((1)) 12.

May 31 SE 2006-PR-005 – WASHINGTON PROPERTY COMPANY, LLC – to accept temporary withdrawal of the application to permit a drive-in bank and drive-through pharmacy on 3.68 acres located at 9200 Arlington Boulevard zoned C-6. Map 48-4 ((1)) 12.

June 21 RZ 2005-PR-004 – ALI AJALLI & AREZOO SHEKARCHI – to accept temporary withdrawal to rezone 40,717 square feet of land from R-1 to R-3 for development of two single-family detached dwelling units on property located in the southeast quadrant of the Division Avenue/Oak Street intersection.. Map 39-4 ((8)) 1.

2007 Providence District Actions

Items Denied

March 29 RZ 2006-PR-022 – VAN METRE HOMES AT SUNCREST, LLC – to rezone 13.16 acres from R-1 (0.81 acres) and PDH-3 (12.35 acres) to PDH-3 for the development of 37 new single-family detached dwellings on property located north of Electric Avenue and east of Woodford Road at the terminus of Suncrest Lane. Maps 39-1 ((40)) B, C, 6-11, 18-25 and 39-3 ((1)) 57, ((50)) A, E, F, 1-5, 12-17, 26-33.

March 29 FDP – 2006-PR-022 – VAN METRE HOMES AT SUNCREST, LLC – submission of the final development plan for the Vienna Estates at Suncrest residential development consisting of 37 single-family detached dwelling units with two-car garages on 13.16 acres zoned PDH-3 and located north of Electric Avenue and east of Woodford Road at the terminus of Suncrest Lane. Maps 39-1 ((40)) B, C, 6-11, 18-25 and 39-3 ((1)) 57, ((50)) A, E, F, 1-5, 12-17, 26-33.

May 24 RZ 2006-PR-027 – TCR MDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION – to rezone 23.01 acres from PDH-20 to PDH-30 to permit an additional multi-family residential building with underground parking and containing 256 dwelling units on Land Bay B of the Fairfax Ridge development located on the south side of I-66, west of Waples Mill Road, and north of Lee Jackson Memorial Highway. Map 46-4 ((19)), 56-2 ((27)) and 56-2 ((1)) 18A.

May 24 FDP 2006-PR-027 - TCR MDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION – submission of the final development plan depicting an additional multi-family residential building with underground parking and containing 256 dwelling units on Land Bay B of the Fairfax Ridge development located on the south side of I-66, west of Waples Mill Road, and north of Lee Jackson Memorial Highway. Map 46-4 ((19)), 56-2 ((27)) and 56-2 ((1)) 18A.

May 24 SEA 00-P-050 – TCR MIDATLANTIC PROPERTIES, INC. – to amend the development conditions associated with the prior approval of SE 00-P-050 by providing 275 parking spaces in a parking garage as opposed to the existing surface lot on 3.19 acres located in the northwest quadrant of the Waples Mill Road/Fairfax Ridge Road intersection. Map 56-2 ((1)) 18A.

Items Approved

January 10 FS-P06-67 – NEXTEL COMMUNICATIONS – to co-locate up to eight flush-mounted antennae and one equipment cabinet on the low roof of the existing office building located at 1753 Pinnacle Drive. Map 29-4 ((1)) 2.

January 11 FDP 2004-PR-044 – TYSONS CORNER HOLDINGS LLC & TYSONS CORNER PROPERTY HOLDINGS LLC – submission of the final development plan for a portion of Tysons transit-oriented, phased, mixed-use development (construction of the buildings, plazas and associated improvements for the Development Prior to Rail Option and for Phases 1 and 2 of the Development with Rail Option consisting of office, hotel, residential and retail commercial uses on 78.65 acres located in the southeast quadrant of the International Drive/Chain Bridge Road intersection. Map 29-4 ((1)) 35A, 35C and 39-2 ((1)) 2, 4 and 5.

2007 Providence District Actions

January 25 SE 2006-PR-019 – VIRGINIA INTERNATIONAL UNIVERSITY – to permit a university to operate within a portion of the existing office building located at 3957 Pender Drive. Map 57-1 ((1)) 10.

January 25 FS-P06-111 – CLEARWIRE U.S., LLC – to flush-mount four panel antennae and four dish antennae to the penthouse walls of the existing 126-foot tall building (with one equipment cabinet to be located inside the building penthouse) which is located at 2230 George Marshall Drive. Map 39-4 ((61)) 126.

January 25 FS-P06-89 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 243-foot tall radio telecommunications tower (with one equipment cabinet placed on the ground at the base of the tower within a fenced equipment compound) which is located at 7330 Ronald Street. Map 50-1 ((12)) 2.

January 31 FS-P06-107 – CLEARWIRE U.S., LLC – to co-locate four dish antennae and four panel antennae flush-mounted to the penthouse on the top of the existing 141.5-foot tall Marriott Hotel (with one equipment cabinet placed behind the existing parapet walls) which is located at 3111 Fairview Park Drive. Map 49-4 ((13)) 12A.

February 1 CSP 2003-PR-009 – UNIWEST GROUP LLC/MERRIFIELD TOWN CENTER LP – submission of a Comprehensive Signage Plan for Vantage at Merrifield Town Center for building-mounted and monument-style building and site identification signs for the mixed use development (265 dwelling units and 105,500 square feet of retail uses) located southwest of the Gallows Road/Lee Highway intersection and north and south of Strawberry Lane in the Merrifield Town Center on 5.33 acres zoned PRM and HC. Map 49-4 ((1)) 8A, 11C.

February 28 FS-P06-110 – CLEARWIRE U.S., LLC – to co-locate two dish antennae on the roof of the existing 32-foot tall Tycon Data Center building at 1755 Old Meadow Road. Map 29-4 ((6)) 105.

March 1 FS-P06-109 – CLEARWIRE U.S., LLC – to co-locate four panel antennae, four dish antennae, and one equipment cabinet on the roof of the existing 158-foot tall Regency of McLean condominium building located at 1800 Old Meadow Road. Map 29-4 ((8)) 1.

March 7 CSP 2004-PR-044 – TYSONS CORNER HOLDINGS LLC & TYSONS CORNER PROPERTY HOLDINGS LLC – submission of a Comprehensive Signage Plan for the Tysons Corner mixed use development to include replacement of two freestanding signs, way-finding signs, garage-mounted signs and building-mounted signs for the Tysons Corner regional shopping center located in the southeast quadrant of the International Drive/Chain Bridge Road intersection on 78.65 acres zoned PDC, HC and SC. Map 29-4 ((1)) 35A and 39-2 ((1)) 2, 4, 5.

March 15 FS-P06-112 – CLEARWIRE U.S., LLC – to co-locate four panel antennae, four dish antennae, and one equipment cabinet flush-mounted on the roof of the existing 138-foot tall office building located at 8201 Greensboro Drive. Map 29-4 ((1)) 1C.

March 15 RZ 2006-PR-012 – CB COMPANIES, LLC – to rezone 1.0 acre from R-1 to R-2 to permit development of two single-family detached dwelling units on property located in the southeast quadrant of the Providence Street/Helena Drive intersection. Map 39-4 ((1)) 219.

2007 Providence District Actions

March 21 2232-P06-22 – FAIRFAX COUNTY PARK AUTHORITY – to establish a local park (South Railroad Street Park) with portable restroom facilities, picnic tables, a half-size multipurpose court, playground, and trails on 2.04 acres located on South Railroad Street in Dunn Loring. Map 39-4 ((20)) B; ((50)) B, C, D, E; ((52)) B, C1, C2, C3, D.

April 26 FS-P07-14 – FAIRFAX WATER – to permit installation of a 2,300 foot section of 24-inch water main with the VDOT right-of-way along Spring Hill Road. Maps 29-1 and 29-3.

May 24 FSA-P04-44-1 – SPRINT-NEXTEL – to amend the previously-approved application by permitting the addition of one equipment cabinet to the existing telecommunications facility located on the roof of the existing office building located at 2600 Park Tower Drive. Map 49-2 ((37)) B.

May 30 FS-P06-117 – NEXTEL COMMUNICATIONS – to co-locate 12 flush-mount panel antennae and one equipment cabinet on the roof of the existing 6-story apartment building located at 2817 Jermantown Road. Map 47-4 ((9)) (3).101-612.

June 13 RZ 2006-PR-017 – PROSPECT DEVELOPMENT COMPANY, INC. – to rezone 2.59 acres from R-2 to PDH-2 for development of five single-family detached dwelling units on property located north of Mears Street, east of Elsmore Street and south of I-66. Map 48-2 ((17)) 1.

June 13 FDP 2006-PR-017 – PROSPECT DEVELOPMENT COMPANY, INC. – submission of the final development plan for five single-family detached dwelling units with attached two-car garages (within Section 2 of the existing Hideaway Park neighborhood) on 2.59 acres zoned PDH-2 and located north of Mears Street, east of Elsmore Street and south of I-66. Map 48-2 ((17)) 1.

July 11 PCA 92-P-001-6 – WEST*GROUP PROPERTIES LLC – to amend the proffers associated with the prior approval of RZ 92-P-001 to permit a 31.25-acre portion (Land Bay C) of the 126.66 acre West*Gate Office Park zoned C-3 to be divided into three new land bays (Land Bays C-1, C-2 and C-3) located south of Dolly Madison Boulevard on the east and west sides of Old Meadow Road. Map 29-4 ((6)) 95C, 96A, 99B, 101A, 102, 105, 106, 107.

July 11 PCA 88-D-005-6 – WEST*GROUP PROPERTIES LLC – to amend the proffers associated with the prior approval of RZ 88-D-005-6 to permit a 97.58 acre portion (Land Bays A-1 and A-3) of the 175.94 acre West*Park Office Park zoned C-3 to be combined into a new Land Bay F located south of Dulles Airport Access Road and in the southeast and southwest quadrants of the Jones Branch Drive/West Branch Drive intersection. Maps 29-2 ((15)) A6, B2 and 29-4 ((7)) A5, C1, C2, 1, 1A1, 1A2, 2, 3, 4, 6, 7A1, 7B, 8, 9, 10, 11A.

July 19 FS-P07-35 – SPRINT NEXTEL – to co-locate twelve flush-mounted antennae and four screened equipment cabinets on the roof of the existing 10-story brick residential condominium building (Rotunda Condominiums) located at 8380 Greensboro Drive. Map 29-3 ((17)) (5).

July 26 FDPA 80-P-073-03-05 – 2900 FAIRVIEW PARK DRIVE LLC – to amend the previously-approved final development plan by reducing the number of parking garages from two to one and revising the site layout (while retaining the two office buildings) on a 24.94 acre portion of the 155.2-acre Fairview Park mixed development zoned PDC and located west of Fairview Park Drive in the southeast quadrant of the Lee Highway/I-495 intersection. Map 49-4 ((1)) 73A.

2007 Providence District Actions

July 26 RZ 2007-PR-002 – FLINT HILL SCHOOL – to rezone 15.22 acres from R-1 to R-3 to permit building additions (to include construction of a new educational building and atrium as well as various storage buildings) to the existing Flint Hill private school located in the northwest quadrant of the Chain Bridge Road/Jermantown Road intersection. Map 47-2 ((1)) 36A, 37, 38, 52A.

July 26 SEA 84-P-105-3 – FLINT HILL SCHOOL – to amend the previously-approved application for a private school of general education to permit the demolition of existing on-site structures (except buildings 1, 2 and 3), parking areas, driveways, playing fields and playgrounds and construction of a new educational building, atrium, internal loop road, parking lots, soccer field, baseball field and stormwater management pond on 15.22 acres zoned R-3 at 3012 Chain Bridge Road, 3044 Jermantown Road, and 10429 and 10431 Miller Road. Map 47-2 ((1)) 36A, 37, 38, 52A.

October 3 RZ 2006-PR-028 – TYCON TOWER I LP, TOWERS CRESCENT LLC & TOWERS CRESCENT LAND LLC – to rezone 18.05 acres from C-4, HC and C to PDC, HC and SC to allow the construction of multifamily residential units in lieu of office on property located on the north side of Towers Crescent Drive and in the northwest quadrant of the Leesburg Pike/I-495 intersection. Map 39-2 ((29)) 1A1, 1E, 1F, B.

October 3 FDP 2006-PR-028 - TYCON TOWER I LP, TOWERS CRESCENT LLC & TOWERS CRESCENT LAND LLC – submission of the final development plan depicting three buildings (in lieu of two un-constructed office buildings) with retail uses at street level, between 750 – 919 multifamily dwelling units, and a below-grade parking structure on 18.05 acres zoned PDC, HC and SC and located north of Towers Crescent Drive in the northwest quadrant of the Leesburg Pike/I-495 intersection Map 39-2 ((29)) 1A1, 1E, 1F, B.

October 4 RZ 2005-PR-041 – MERRIFIELD MIXED USE LLC – to rezone 31.37 acres from I-4 and I-5 to PDC (24.14 acres) and PRM (7.23 acres) to create a phased mixed use development consisting of residential, theater, office, hotel, and retail uses on property located west of the Lee Highway/Gallows Road intersection. Map 49-3 ((1)) 80A, 80B, 80C, 81A, and 82.

October 4 FDP 2005-PR-041 – MERRIFIELD MIXED USE LLC – submission of the final development plan for the Merrifield Town Center to consist of a mixed use development comprised of a minimum of 500 residential units (a portion of which will be dedicated as workforce housing) , a new and relocated 120,000 square foot theater (to replace the existing theater), a minimum of 370,000 square feet of retail uses, optional office and hotel uses, and on-site amenities to provide a sense of place, including wide sidewalks, pedestrian plaza, landscaped green spaces, and two parks on property located west of the Lee Highway/Gallows Road intersection. Map 49-3 ((1)) 80A, 80B, 81A, and 82.

October 4 SEA 99-P-008 – MERRIFIELD MIXED USE LLC – to amend the previously-approved application (for alternate use of a public facility) construction of a parking lot for off-street parking of motor vehicles for a commercial use in an R-1 District in order for the Merrifield Town Center to construct and share use of up to 64 proposed parking spaces on the adjacent Luther Jackson School located at 3020 Gallows Road on 19.43 acres zoned R-1. Map 49-4 ((1)) 14.

October 11 FS-P07-53 – AIRCELL – to co-locate two omni-directional whip antennas on the roof of the existing Wachovia Bank office building (with one equipment cabinet placed inside the penthouse mechanical room) which is located at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

2007 Providence District Actions

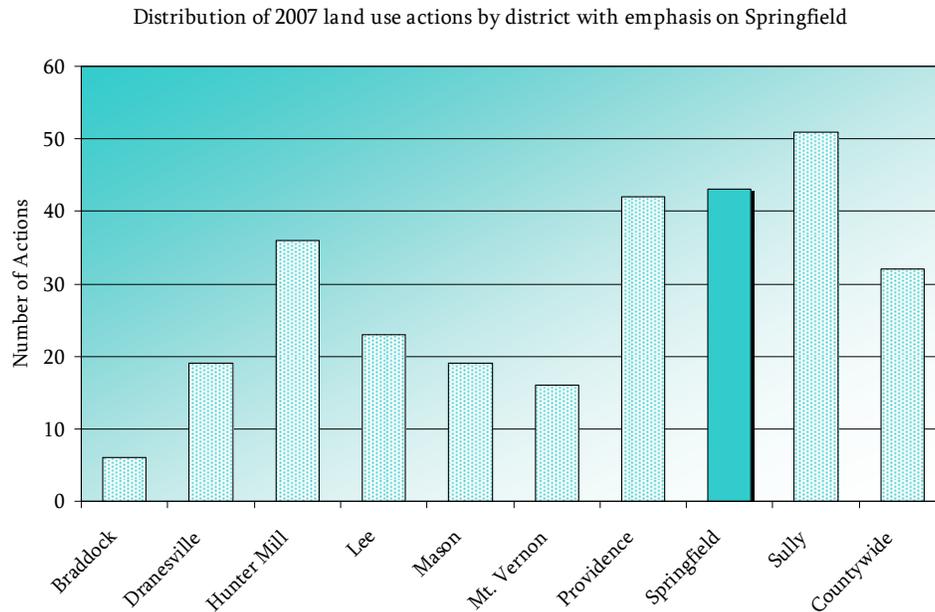
October 11 RZ 2007-PR-001 – DSF LONG/METRO II, LLC – to rezone 14.27 acres from PRM (5.79 acres), I-4 (3.09 acres) and I-5 (5.39 acres) to the PRM District for the construction of a mixed use development to include multifamily residential uses (with a portion set aside as affordable dwelling units and workforce housing units), retail uses, and a hotel option on property located west of Gallows Road in the southeast and southwest quadrants of the Prosperity Avenue/Merrilee Drive intersection. Maps 49-1 and 49-2 (various parcels).

October 11 FDP 2007-PR-001 – DSF LONG/METRO II, LLC – submission of the final development plan for Phase B of the mixed use development to consist of four buildings with retail and related uses located on the ground floors and up to 1,000 residential units (to include affordable dwelling units and workforce housing units) on the upper floors with underground parking and a hotel option on 14.27 acres zoned PRM on property located west of Gallows Road in the southeast and southwest quadrants of the Prosperity Avenue/Merrilee Drive intersection. Maps 49-1 and 49-2 (various parcels).

November 29 SEA 2002-PR-031 – THE MITRE CORPORATION – to amend the Development Conditions associated with the prior approval of SE 2002-PR-031 by permitting one additional free standing directional sign (6 feet 2 inches in height x 7 feet in width) with LED lighting to be positioned at the cul-de-sac of Colshire Drive for MITRE office campus located at 7515 and 7525 Colshire Drive on 19.68 acres within the West*Gate development zoned C-3 and HC. Map 30-3 ((28)) 3

2007 Springfield District Actions

The 2007 Planning Commission took action on forty-three land-use applications located in the Springfield District, all of which were approved either wholly or in part. The applications are described below and are listed by action date. Additional information on these Springfield District applications is available from the Planning Commission Office.



Items Approved

January 11 FS-S06-100 – CLEARWIRE, U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 212-foot tall lattice tower (with one equipment cabinet placed on the ground within the existing fenced equipment compound) located at 8900 Burke Road (Southern Railroad Zone 6). Map 78-2 ((1)) 47.

January 17 2232A-S01-24-1 – SPRINT-NEXTEL – to amend the telecommunication facility associated with the prior approval of 2232-S01-24 by permitting replacement of three existing antennae with three new antennae inside the existing flagpole/monopole (and installation of a new radio equipment cabinet within the existing walled compound) which is located on the site of the Pohick Fire Station at 7801 Maritime Lane. Map 97-2 ((1)) 3, 4A.

January 18 AF 2006-SP-002 – GEORGE & SUSAN SCHULZ – to establish the Schulz Local Agricultural and Forestal District for an eight-year period on 23.02 acres zoned R-C, for the preservation of the existing forested site, which is located at 8142 and 8146 Rondelay Lane. Map 96-3 ((2)) 10, 11 and ((1)) 7A, 8.

March 1 FDPA 82-P-069-06-09 – CRP FAIR LAKES, LP – to amend a portion of the final development plan (Land Bay V-B) associated with the prior approval of RZ 82-P-069 for a hotel development by permitting a one-story 7,500 square foot ballroom addition on the northeast side of the existing 13-story Hyatt hotel building and to relocate the drop-off area from the east side to the north side of the existing hotel building which is located on a 7.68 acre portion of Land Bay V consisting of 12.82 acres zoned PDC on property located in the southeast quadrant of the Fairfax County Parkway/Fair Lakes Circle intersection. Map 55-2 ((1)) 7A, 7B.

2007 Springfield District Actions

March 14 FS-S06-103 – CLEARWIRE U.S., LLC – to co-locate four panel antennae, four dish antennae, and one equipment cabinet flush-mounted to the penthouse of the existing 91-foot tall Crown Ridge office building located at 4035 Ridge Top Road. Map 56-2 ((1)) 36.

March 15 FS-S06-123 – CLEARWIRE U.S., LLC – to co-locate four panel antennae and four dish antennae on an existing 126.5-foot tall electrical transmission tower (with one equipment cabinet placed on the ground inside the fenced equipment compound) on property owned by St. Andrew's Episcopal Church which is located at 6509 Sydenstricker Road. Map 88-2 ((1)) 5.

April 26 FS-S07-4 – VERIZON WIRELESS – to co-locate 12 panel antennae on the existing 150-foot tall telecommunications tower, with one equipment cabinet to be placed at the base of the tower, which is located at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

May 2 FDPA 82-P-069-06-10 – COGNAC FAIR LAKES LLC – to amend the final development plan associated with the prior approval of RZ 82-P-069 (for an office development in Land Bay V-B-3 of the Fair Lakes development) on 3.14 acres zoned PDC by expanding an existing parking structure and constructing a new parking structure above an existing surface parking lot at 12601 Fair Lakes Circle. Map 55-2 ((1)) part of 14A.

May 2 FDPA 82-P-069-11-04 – COGNAC FAIR LAKES LLC – to amend the final development plan associated with the prior approval of RZ 82-P-069 (for an office development in Land Bay V-B-3 of the Fair Lakes development) on a 1.34-acre portion of the 8.36 acre land bay zoned PDC by expanding an existing parking structure and constructing a new parking structure above an existing surface parking lot on property located at 12601 Fair Lakes Circle. Map 55-2 ((1)) part of 14A.

May 2 FDPA 82-P-069-12-03 – COGNAC FAIR LAKES LLC – to amend the final development plan associated with the prior approval of RZ 82-P-069 (for an office development in Land Bay V-B-3 of the Fair Lakes development) on a 3.88-acre portion of the 8.36 acre land bay zoned PDC by expanding an existing parking structure and constructing a new parking structure above an existing surface parking lot on property located at 12601 Fair Lakes Circle. Map 55-2 ((1)) part of 14A.

May 16 SEA 99-S-012-02 – THE COUNTRY CLUB OF FAIRFAX, INC. – to amend the Development Conditions associated with the prior approval of SE 99-S-012 (for a golf course and country club) to permit the construction of a 20,400 square foot multipurpose maintenance building) on a portion of the 150.85-acre site zoned R-C and located at 5110 Ox Road and 11001 Braddock Road. Map 68-1 ((1)) 17, 18, 20.

May 16 FS-S07-19 – NEXTEL COMMUNICATIONS – to co-locate 12 antennas on an 8-foot extension placed at the top of the existing 100-foot tall Dominion Virginia Power electrical transmission pole, with one equipment cabinet placed at the base of the pole, which is located at 13208 Lee Highway. Map 55-3 ((1)) part of 26.

June 13 FS-S07-7 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to place 86 omni-directional whip antennas on the previously-approved 199-foot tall monopole, with equipment cabinets located within the adjacent building, on the site of the Public Safety & Transportation Operations Center located at 4890 Alliance Drive. Maps 55-4 ((1)) 17A and 56-1 ((1)) 3, 3A, 3B.

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July 12 FS-S07-28 – T-MOBILE – to permit replacement of nine existing antennae with nine slightly larger antennae on the existing 129-foot tall monopole (with three equipment cabinets placed within the existing fenced equipment compound at the base of the monopole) located within the West Ox Road Industrial Park at 4641 C West Ox Road. Map 56-1 ((13)) 4.

July 25 FS-S07-45 – T-MOBILE – to co-locate three panel antennae on the existing 131-foot tall Dominion Virginia Power utility transmission tower, with one screened equipment cabinet placed near the base of the tower located at 7410 Willowbrook Road. Map 86-4 ((7)) A1.

July 26 AR 90-S-004-02 – JLB ASSOCIATES – to renew the JLB Associates Agricultural and Forestal District for a third 8-year term on 34.1 acres (located on the north and south sides of Popes Head Road west of its intersection with Pocol Drive) zoned R-C and entirely maintained for forest conservation uses. Map 66-4 ((1)) 19Z.

September 19 SE 2007-SP-008 – SPRINGFIELD GOLF & COUNTRY CLUB, INC. – to permit the phased renovation of the existing golf and country club (with Phase 1 improvements to include replacement of three covered tennis courts, tennis pro shop and tennis store with new facilities in a new 37,000 square foot building,, replacement of the existing pool house with a larger facility, the addition of a baby pool, and reconfiguration of the existing parking lot to accommodate additional spaces) located at 8301 Old Keene Mill Road on 157.6 acres zoned R-3 and C-5. Map 89-1 ((1)) 9.

September 19 FSA-S96-25-1 – SPRINT NEXTEL – to replace six existing panel antennae with nine panel antennae on the existing 180-foot tall monopole (with the addition of one equipment cabinet to the screened equipment compound located near the base of the monopole) located on property owned by the Burke Volunteer Fire Department at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23.

September 19 FS-S07-48 – VERIZON – to co-locate twelve antennae on the existing 175-foot tall monopole (with one equipment cabinet placed inside the existing screened equipment compound) located on County property adjacent to the Mott Community Center at 12111 Braddock Road. Map 67-1 ((1)) 35.

September 20 SE 2007-SP-009 – TRUSTEES OF CHRIST UNITED METHODIST CHURCH - to permit the phased development of a 107,000 square foot 1000-seat church with a private school of general education (maximum enrollment of 250) and nursery school (maximum enrollment of 150) on 24.58 acres zoned R-C and located at 7600 Ox Road. Map 96-2 ((1)) 2, 4A, 4B, 4C, 4D.

September 20 PCA 87-S-039-06 – FAIRFAX CORNER RETAIL LC – to amend the proffers associated with the prior approval of RZ 87-S-039-06 for the 114-acre Fairfax Corner mixed use development by permitting 716,732 square feet of additional retail, office and residential uses in Land Bays 2 and 3 on 30.24 acres zoned PDC and located in the northeast quadrant of the Monument Drive/Government Center Parkway intersection. Map 56-1 ((1)) 47G1, 47H, 47J, 47K, 47L, 47P, 47Q, 47R, 47S, 47T.

September 20 FDPA 87-S-039-10 – FAIRFAX CORNER RETAIL LC - to amend the previously-approved final development plan for the 114-acre Fairfax Corner mixed use development by reflecting 716,732 square feet of additional retail, office and residential uses in Land Bays 2 and 3 on 30.24 acres

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zoned PDC and located in the northeast quadrant of the Monument Drive/Government Center Parkway intersection. Map 56-1 ((1)) 47G1, 47H, 47J, 47K, 47L, 47P, 47Q, 47R, 47S, 47T.

October 3 RZ 2005-SP-033 – CENTREPOINTE CHURCH AT FAIR OAKS – to rezone 4.13 acres from R-1 (2.07 acres) and C-3 (1.86 acres) to C-3 to allow the phased expansion of an existing church with nursery school (Option 1) or the development of an office building, office/church combination, or office with other C-3 uses (Option 2) on property located in the southwest quadrant of the intersection of the Legato Road loop. Map 46-3 ((1)) 45 – 50.

October 4 PCA 82-P-069-15 – FAIR LAKES CENTER ASSOCIATES LP – to amend the proffers associated with the prior approval of RZ 82-P-069 and subsequent amendments for a 27.43 acre portion of Land Bay V-A of the Fair Lakes development by constructing 267,000 square feet of office development and providing specific proffers related to the proposed office use (to include transportation improvements, transportation demand management strategies, tree preservation, tree transplantation, trail improvements, and bus shelter) on property located on the north side of Fair Lakes Circle in the southeast quadrant of the Fair Lakes Parkway/Fairfax County Parkway intersection. Map 55-2 ((1)) 6B, 8A1, 11A1, 11B1.

October 4 CDPA 82-P-069-3-1 – FAIR LAKES CENTER ASSOCIATES LP – to amend the conceptual development plan associated with the prior approval of RZ 82-P-069 and subsequent amendments for a 27.43 acre portion of Land Bay V-A of the Fair Lakes development by reflecting 267,000 square feet of additional office development in either one or two separate buildings (with a L-shaped building footprint) with a maximum building height of 125 feet on property located on the north side of Fair Lakes Circle in the southeast quadrant of the Fair Lakes Parkway/Fairfax County Parkway intersection. Map 55-2 ((1)) 6B, 8A1, 11A1, 11B1.

October 4 FDPA 82-P-069-01-14 – FAIR LAKES CENTER ASSOCIATES LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and subsequent amendments by reflecting 85,440 square feet of the total 267,000 square feet of office uses to be located in a 9-story 125-foot tall office building with underground parking on a portion of Land Bay V-A of the Fair Lakes office development zoned PDC on property located in the southeast quadrant of the Fairfax County Parkway/Fair Lakes Parkway intersection. Map 55-2 ((1)) 6B, 8A1.

October 4 FDPA 82-P-069-10-4 – FAIR LAKES CENTER ASSOCIATES LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and subsequent amendments by depicting 181,560 square feet of the total 267,000 square feet of office uses to be located in a 9-story 125-foot tall office building with underground parking on a portion of Land Bay V-A of the Fair Lakes office development zoned PDC on property located north of Fair Lakes Circle and east of Fairfax County Parkway. Map 55-2 ((1)) 11A1, 11B1.

October 4 PCA 82-P-069-16 – FAIR LAKES CENTER ASSOCIATES LP – to amend the current proffers (associated with the prior approval of RZ 82-P-069 and its subsequent amendments) for 11.71 acres located in Land Bay V-B of Fair Lakes in order to construct 213,000 square feet of office use and to provide specific proffers related to its use (to include provision of transportation improvements, transportation demand strategies, tree preservation, trail improvements, and a bus shelter) on property located south of Fair Lakes Circle and each of Fairfax County Parkway. Map 55-2 ((1)) 9A.

October 4 CDPA 82-P-069-07-01 – FAIR LAKES CENTER ASSOCIATES LP – to amend the conceptual development plan associated with the prior approval of CDP 82-P-069 and its subsequent amendments to permit additional office square footage for an 11.71 acre portion of Land Bay V-B of the Fair

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Lakes development located south of Fair Lakes Circle and east of Fairfax County Parkway. Map 55-2 ((1)) 9A.

October 4 FDPA 82-P-069-06-11 – FAIR LAKES CENTER ASSOCIATES LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and its subsequent amendments by depicting 57,510 square feet of a total 213,000 square foot of office use to be located in a 10-story 135-foot tall building with underground parking on a portion of Land Bay V-B of the Fair Lakes office development zoned PDC and located on the south side of Fair Lakes Circle and east of Fairfax County Parkway. Map 55-2 ((1)) part of 9A.

October 4 FDPA 82-P-069-11-05 – FAIR LAKES CENTER ASSOCIATES LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and its subsequent amendments by depicting 155,490 square feet of a total 213,000 square foot of office use to be located in a 10-story 135-foot tall building with underground parking on a portion of Land Bay V-B of the Fair Lakes office development zoned PDC located on the south side of Fair Lakes Circle and east of Fairfax County Parkway. Map 55-2 ((1)) part of 9A.

October 4 PCA 82-P-069-17 – FAIR LAKES CENTER ASSOCIATES LP – to amend the current proffers associated with the prior approval of RZ 82-P-069 and its subsequent amendments for 8.37 acres located in Land Bay V-A of Fair Lakes in order to construct 300,000 square feet of residential development and to provide specific proffers related to its use (to include provision of transportation improvements, transportation demand strategies, tree preservation, trail improvements, bus shelter, and park and school contributions) on property located on the north side of Fair Lakes Circle and southwest of Fair Lakes Parkway. Map 55-2 ((1)) 6A, 8A2 and part of 8A1.

October 4 CDPA 82-P-069-03-03 – FAIR LAKES CENTER ASSOCIATES LP – to amend the conceptual development associated with the prior approval of CDP 82-P-069 and its subsequent amendments to permit residential development within an 8.37 acre portion of Land Bay V-A (previously-approved only for office development) of the Fair Lakes office development zoned PDC on property located on the north side of Fair Lakes Circle and southwest of Fair Lakes Parkway. Map 55-2 ((1)) 6A, 8A2 and part of 8A1.

October 4 FDPA 82-P-069-08-05 – FAIR LAKES CENTER ASSOCIATES LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and its subsequent amendments for 8.37 acres located in Land Bay V-A of Fair Lakes by adding 300,000 square feet of residential development consisting of up to 350 dwelling units in a 13-story residential building and expanding the existing parking structure on property located on the north side of Fair Lakes Circle and southwest of Fair Lakes Parkway. Map 55-2 ((1)) 6A, 8A2 and part of 8A1.

October 4 PCA 82-P-069-19 – FAIR LAKES CENTER ASSOCIATES LP – to amend the proffers associated with the prior approval of RZ 82-P-069 and its subsequent amendments to permit 110,000 square feet of hotel and retail support uses and to provide specific proffers related to the proposed uses in Land Bay VII-B of Fair Lakes (to include provision of transportation improvements, transportation demand strategies, tree preservation, trail improvements, and a bus shelter) on property located southeast of the Fair Lakes Circle/Fair Lakes Parkway intersection. Map 55-2 ((5)) A1, B, and part of D2.

October 4 CDPA 82-P-069-03-02 – FAIR LAKES CENTER ASSOCIATES LP – to amend the conceptual development plan associated with the prior approval of CDP 82-P-069 and its subsequent amendments for a 4.7 acre portion of Land Bay VII-B of Fair Lakes to permit additional hotel and support retail uses (previously-approved only for office and retail uses) on property located southeast of the Fair Lakes Circle/Fair Lakes Parkway intersection. Map 55-2 ((5)) A1, B and part of D2.

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October 4 FDPA 82-P-069-09-08 – FAIR LAKES CENTER ASSOCIATE LP – to amend the final development plan associated with the prior approval of FDP 82-P-069 and its subsequent amendments by demolishing an existing drive-through bank and constructing 110,000 square feet of hotel (with up to 175 room) and retail support uses in an 8-story building with underground parking in Land Bay VII-B of Fair Lakes on property located southeast of the Fair Lakes Circle/Fair Lakes Parkway intersection Map 55-2 ((5)) A1, B and part of D2.

October 4 PCA 82-P-069-20 – FAIR LAKES CENTER ASSOCIATES LP – to amend the proffers associated with the prior approval of RZ 82-P-069 and its subsequent amendments to permit 350,000 square feet of residential development in one high-rise structure (12 stories tapered down to 8 stories) and to provide specific proffers related to the proposed uses in Land Bay VI-A of Fair Lakes (to include provision of transportation improvements, transportation demand strategies, tree preservation, trail improvements, bus shelter, and park and school contributions) on property located in the northeast quadrant of the Fair Lakes Parkway/Fairfax County Parkway intersection. Map 45-4 ((1)) parts of 25E1 and 25E2.

October 4 CDDA 82-P-069-01-01 – FAIR LAKES CENTER ASSOCIATES LP – to amend the conceptual development plan associated with the prior approval of CDP 82-P-069 and its subsequent amendments for a 10.65 acre portion of Land Bay VI-A of Fair Lakes to permit residential development (previously-approved only for office development on property located in the northeast quadrant of the Fair Lakes Parkway/Fairfax County Parkway intersection. Map 45-4 ((1)) parts of 25E1 and 25E2.

October 11 AA 83-S-004 – LEE VAZQUEZ, NADINE VAZQUEZ & JEFF WATERS – to amend the Whitehall Local Agricultural and Forestal District, initially established in 1983 and renewed in 1991 and 1999, by adding a 5.3 acre parcel to the district for a total size of 205.14 acres; and, to renew the District for a fourth eight-year term for continued use as a working farm with open fields, pasture, and wooded conservation on property located on west of Newman Road and south of Popes Head Road. Map 66-4 ((1)) 21Z and 75-2 ((1)) 5Z, 19Z.

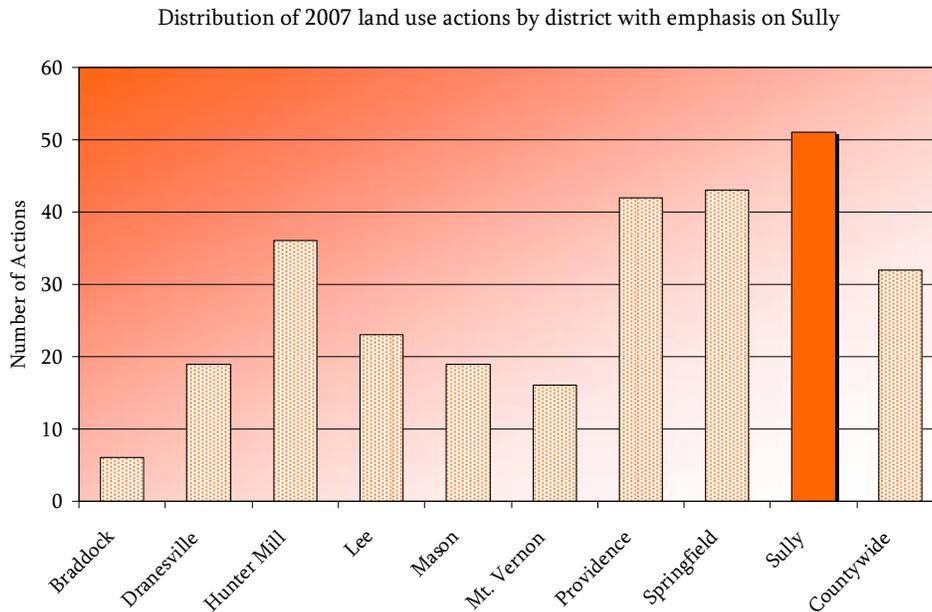
October 25 AR 98-S-001 – EDITH BIERLY – to renew the Bierly Local Agricultural and Forestal District on 24.17 acres, originally established in 1999, on 24.17 acres zoned R-1 for a second eight-year term for forestal uses (with three acres utilized for planting of Christmas trees) on property located on the south side of Hampton Road west of its intersection with Ox Road. Map 106-1 ((1)) 14Z, 16Z and 106-1 ((3)) 9Z, 10Z and 18Z.

October 25 FDPA 82-P-069-01-15 – FAIR LAKES CENTER ASSOCIATES L.P. – to amend the previously-approved final development plan for a portion of Fair Lakes to reflect construction of 350,000 square feet of residential development, with a maximum of 400 multifamily dwelling units, in a high rise building (11 stories on the south tapering to 8 stories on the north) with structured parking, a small public park, and an elevated plaza with an outdoor pool on 10.65 acres zoned PDC and located in Land Bay VI-A of Fair Lakes in the northeast quadrant of the Fair Lakes Parkway/Fairfax County Parkway intersection. Map 45-4 ((1)) parts of 25E1 and 25E2.

October 25 FS-S07-51 – VERIZON WIRELESS – to co-locate twelve antennas on an existing 108-foot tall Dominion Virginia Power transmission pole (with one equipment cabinet placed within a fence equipment compound at the base of the pole) which is located in the 1300 block of Westbrook Drive. Map 55-1 ((19)) F.

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In 2007, Planning Commission took action on fifty-one land-use applications located in the Sully District. Three items were denied and the remaining forty-eight items were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Items Denied

February 1 APR-04-III-6BR – AREA PLANS REVIEW NOMINATION (Deferred from 2004 North County Area Plans Review) – nomination by Erika Byrd to amend the Comprehensive Plan for 34.5 acres involving 44 parcels by adding an option for land located north of Lee Highway, between Sully Road and Pickwick Road, for mixed use development at an intensity up to 1.0 FAR. Map 54-4.

February 1 APR-04-III-11BR – AREA PLANS REVIEW NOMINATION (Deferred from 2004 North County Area Plans Review) – nomination by Lawrence Baldwin to amend the Comprehensive Plan by expanding the Centreville Historic Overlay District and adding guidance to protect the properties while supporting development of a museum. Map 54-4.

February 1 APR-04-III-12BR – AREA PLANS REVIEW NOMINATION (Deferred from 2004 North County Area Plans Review) – nomination by Ted Troscianeki, on behalf of the Western Fairfax County Citizens Association, to amend the Comprehensive Plan for 49 acres by adding text to encourage preservation of historic features and considering expansion of the Centreville Historic District. Map 54-4.

Items Approved

January 10 PCA 2000-SU-001 – TRUSTEES OF THE MOUNT OLIVE BAPTISH CHURCH – to amend the proffers associated with the prior approval of RZ 2000-SU-001 by increasing the seats from 1,000 to 1,500 seats at final build-out (by making internal modifications to the building) which is located at 6600 and 6608 Old Centreville Road on 12.16 acres zoned R-2. Map 65-1 ((1)) 34, 35, 45 and 65-3 ((1)) 8, 8A.

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January 10 SEA 00-Y-004 - TRUSTEES OF THE MOUNT OLIVE BAPTISH CHURCH – to amend the development conditions associated with the prior approval of SE 2000-Y-004 by increasing the seats from 1,000 to 1,500 seats at final build-out (by making internal modifications to the building) which is located at 6600 and 6608 Old Centreville Road on 12.16 acres zoned R-2. Map 65-1 ((1)) 34, 35, 45 and 65-3 ((1)) 8, 8A.

January 11 FS-Y06-97 – CLEARWIRE, U.S., LLC – to co-locate four panel antennae and four dish antennae on the existing 100-foot tall monopole (with one equipment cabinet placed at the base of the monopole within the existing brick-walled compound) located at the Chantilly Fire and Rescue Station at 14005 Vernon Street. Map 34-4 ((6)) 62.

January 11 FS-Y06-99 – CLEARWIRE, U.S., LLC – to co-locate four panel antennae and four dish antennae on the existing 108-foot tall monopole (with one equipment cabinet placed at the base of the monopole within the existing chain link fenced compound) located at 2750 Towerview Road. Map 24-2 ((1)) 12C.

January 18 RZ 2003-SU-035 – SULLY EAST LC – to rezone 77.74 acres from I-3 and I-5 to PDH-16 (64.20 acres) and PDC (13.54 acres) for a mixed-use development comprised of age-restricted housing, multifamily housing, single-family attached residential housing, office and neighborhood retail uses on property located west of Centreville Road, east of Sully Road, and north and south of Barnsfield Road. Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 35, and part of 33 with a portion of Barnsfield Road to be vacated.

January 18 FDP 2003-SU-035 – SULLY EAST LC – submission of the final development plan for the Dulles Discovery development to consist of age-restricted housing comprised of 752 multifamily market-rate dwelling units, 129 single-family attached dwelling units with two-car garages, 120 independent living rental units with accessible design features (72 affordable dwelling units and 48 workforce housing units); a two-story building for office uses; two 2-story buildings for retail and restaurant uses; a six-story hotel with 110 rooms; two clubhouses, a community park and landscaped trails on property located west of Centreville Road, east of Sully Road, and north and south of Barnsfield Road. Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 35, and part of 33 with a portion of Barnsfield Road to be vacated.

January 18 SE 2003-SU-023 – SULLY EAST LC – to permit an increase in building height from 35 to 60 feet for six multifamily buildings located on 21.76 acres zoned PDH-16 and located within the Sully Historic Overlay District at 13790 and 13900 Barnsfield Road. Map 34-2 ((1)) 3A, 10A, parts of 2 and 27, and a portion of Barnsfield Road to be vacated.

January 31 ARCHITECTURAL ELEVATIONS, LANDSCAPE PLANS & GRADING PLANS - KOREAN CENTRAL PRESBYTERIAN CHURCH – pursuant to Development Condition #9 associated with the prior approval of SE 2005-SU-007, submission of the architectural elevations, landscape plans and grading plans for the church with nursery school and private school of general education, located at 15451, 15403 and 15315 Lee Highway and 15308 Compton Road. Maps 64-1 ((1)) 8, 9, 25, 26, 27; 64-1 ((3)) 16; 64-2 ((3)) 18; and 64-2 ((5)) 1, 2 and 3.

January 31 FS-Y06-119 – SPRINT PCS – to co-locate nine panel antennae on an existing 121-foot tall Dominion Virginia Power tower (with four screened equipment cabinet placed on the ground at

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the base of the tower) which is located on Pleasant Valley Road on property owned by the Virginia Run Community Association. Map 53-3 ((5) O.

January 31 FS-Y06-95 – NEXTEL COMMUNICATIONS – to co-locate 12 flush-mounted panel antennae on the exterior of the existing 52-foot tall building (with one screened equipment shelter placed on the roof) which is located at 3700 Old Centreville Road. Map 34-4 ((12)) 1.

February 1 RZ 2006-SU-030 – BOARD OF SUPERVISORS OWN MOTION – to expand the Centreville Historic Overlay District (CHOD) by adding the CHOD zoning designation to all or a portion of the 84.8 acres included in the CHOD Study to provide protection to the site which has historic, architectural and archaeological significance and is located north of Lee Highway, west of Summit Street, and east of Sully Road. Map 54-4 (72 parcels).

February 1 ST-04-III-BR1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 72 parcels and additional right-of-way (generally located north of Lee Highway, east of Sully Road, and south of Interstate 66) by expanding the Centreville Historic Overlay District and adding text to encourage commercial uses that complement the goals of the district, including limitations on certain uses.

February 1 S05-III-BR1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for approximately 35 acres on both sides of Summit Street in the Centreville Farms Area by allowing residential use at a density up to 3 du/ac with conditions for a portion of the subject property. Map 54-4.

February 28 S06-III-BR1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 3 acres (located on Old Centreville Road) from multifamily residential use at 16-20 du/ac to office use up to .30 FAR on 2 acres with public park uses on the remaining acre. Map 54-4 ((1)) 81, 82.

February 28 FS-Y06-88 – NEXTEL COMMUNICATIONS – to co-locate twelve panel antennae on the existing 150-foot tall monopole located on the site of the Centreville Volunteer Fire Department Station, with one equipment cabinet placed on the roof of the fire station building, which is located at 5858 Old Centreville Road. Map 54-4 ((1)) 63.

March 1 PCA 91-Y-010-04 – SKY 06, LLC – to amend the proffers associated with the prior approval of RZ 91-Y-010 (currently approved for miniature golf recreation use and an accessory fast food restaurant without a drive-in window) by permitting a private school of special education (martial arts studio), office use, retail use, eating establishment or fast food restaurant with no drive-thru window to be located in an existing building on a 2.19 acre portion (Land Bay 11B) of the 448.8 acre Centre Ridge development zoned PDC and located at 6206 Multiplex Drive. Map 65-1 ((10)) 6.

March 1 FDPA 91-Y-010-03 – SKY 06, LLC – to amend the final development plan associated with the prior approval of RZ 91-Y-010 (currently depicting miniature golf recreation use and an accessory fast food restaurant without a drive-in window) by reflecting a private school of special education (martial arts studio), office use, retail use, eating establishment or fast food restaurant with no drive-thru window in an existing building on a 2.19 acre portion (Land Bay 11B) of the 448.8 acre Centre Ridge development zoned PDC and located at 6206 Multiplex Drive. Map 65-1 ((10)) 6.

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April 4 SE 2006-SU-024 – WOLSELEY INVESTMENTS, INC. – to establish a plumbing supply and warehouse operation on 4.6 acres zoned I-5, HS and WS with phased construction of a one-story warehouse/office building with outdoor storage area (Phase 1) with future expansion to the building (Phase 2) on property located at 13890 Lowe Street. Map 34-2 ((1)) part of 17E.

April 4 PCA 84-S-027-07 – SULLY STATION, LLC – to amend the proffers associated with the prior approval of RZ 84-S-027 (Sully Station mixed use development on 329 acres) to permit a drive-in bank and 12,600 square feet of additional retail space in the Sully Station Shopping Center located east of Westfields Boulevard and south of Stonecroft Drive on 13.10 acres zoned PDH-3, C-5 and WS. Map 44-3 ((7)) part of B3.

April 4 FDPA 84-S-027-5 – SULLY STATION, LLC – to amend the final development plan associated with the prior approval of RZ 84-S-027 (Sully Station mixed use development on 329 acres) to depict a drive-in bank building and 12,600 square feet of additional retail space in a one-story building within the Sully Station Shopping Center which is located east of Westfields Boulevard and south of Stonecroft Drive on 13.10 acres zoned PDH-3, C-5 and WS. Map 44-3 ((7)) part of B3.

April 4 PCA 85-S-013-04 – SULLY STATION, LLC – to amend the proffers associated with the prior approval of RZ 85-S-013 to permit a drive-in bank and 12,600 square feet of additional retail space on a 1.26 acre C-5 portion of the Sully Station Shopping Center located south of the Westfield Boulevard/Stonecroft Boulevard intersection. Map 44-3 ((7)) part of B3.

April 4 SEA 01-Y-040 – SULLY STATION, LLC – to permit the addition of a drive-in bank on a 1.26 acre portion of the Sully Station Shopping Center located east of Westfields Boulevard and south of Stonecroft Boulevard on 13.10 acres zoned PDH-3, C-5 and WS. Map 44-3 ((7)) part of B3.

April 26 SE 2006-SU-034 – CENTREVILLE SQUARE PROJECT –to permit up to four fast food restaurants (with no drive-through windows) on a 2.77 acre portion of the existing 11.22 acre Centreville Square Shopping Center zoned C-7, HC, SC and WS and located at 14200, 14220, and 14240 Centreville Square. Map 54-3 ((1)) part of 14.

April 26 FS-Y07-24 – FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION – to permit a wellness/fitness center, to be used by the Fairfax County Fire & Rescue Department, in leased space at 14725 Flint Lee Road. Map 34-3 ((1)) 39B.

May 2 FS-Y06-118 – NEXTEL – to co-locate twelve panel antennae on an existing 124-foot tall Dominion Virginia Power electrical transmission tower with one screened equipment cabinet placed at the base of the tower which is located at 15001 Lee Highway. Map 64-2 ((4)) A.

May 16 2232-Y07-6 – FAIRFAX WATER – to install 1,650 feet of 24-inch diameter water main within the VDOT right-of-way located along Centerview Drive between Metrotech Drive and Skyhawk Drive and across private property (3863 Centerview Drive) to Centreville Road. Map 34-4.

May 24 SEA 77-C-190-02 – FAIRFAX WATER – to amend the Development Conditions associated with the prior approval of SE 77-C-190 (formerly in the Hunter Mill District) to permit the phased expansion of two of four water storage tanks to increase storage capacity from 11.3 to 17.8 million gallons on 7.48 acres zoned R-1 and located at 3663 West Ox Road. Map 46-1 ((1)) 6A.

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May 24 2232-Y07-05 – FAIRFAX WATER – to permit the phased expansion of two of four water storage tanks to increase storage capacity from 11.3 to 17.8 million gallons on 7.48 acres zoned R-1 and located at 3663 West Ox Road. Map 46-1 ((1)) 6A.

May 24 FS-Y07-20 – NEXTEL COMMUNICATIONS – to co-locate fifteen flush-mounted antennae and one equipment cabinet on the roof of the existing building located at 14672 Lee Road. Map 44-1 ((4)) 43B1.

June 13 FSA-Y96-67-2 – SPRINT – to amend the previously-approved telecommunications facility by permitting the addition of one equipment cabinet on the roof of the Centerpointe II 11-story office building located at 4050 Legato Road. Map 46-3 ((1)) 41B.

July 12 RZ 2007-SU-006 – VAHID K. AMIN – to rezone 1.53 acres from I-3 to I-5 to permit construction of a 19,929 square foot warehouse facility with an associated furniture and carpet retail store, or other proffered I-5 uses on property located north of Lee Jackson Memorial Highway adjacent to its intersection with Pleasant Valley Road. Map 33-2 ((1)) 3.

July 19 PCA 1998-SU-009-2 – FAIR RIDGE LLC – to amend the proffers associated with the prior approval of RZ 1998-SU-009 by deleting 6.94 acres from the original application site in order for that acreage to be rezoned from PDC to R-8 under RZ 2007-SU-003 for property located north of Fair Ridge Drive and south of Ox Hill Road. Map 46-3 ((1)) 14C.

July 19 RZ 2007-SU-003 – FAIR RIDGE LLC – to rezone 6.94 acres from PDC to R-8 for a development of residential independent living facilities for persons over 62 years of age on property located north of Fair Ridge Drive and south of Ox Hill Road. Map 46-3 ((1)) 14C.

July 19 SE 2007-SU-002 – FAIR RIDGE LLC – to permit a 200-unit independent living facility in four buildings, each four stories in height with a loft, with clubhouse facilities, surface parking (61 spaces) and garage parking (210 spaces) for persons over 62 years of age on 6.94 acres zoned R-8 and located on the north side of Fair Ridge Drive and the south side of Ox Hill Road.. Map 46-3 ((1)) 14C.

July 26 SEA 2005-SU-007 – TRUSTEES OF KOREAN CENTRAL PRESBYTERIAN CHURCH – to amend the Development Conditions associated with the prior approval of SE 2005-SU-007 (for a sanctuary, chapel and private school of general education (grade K-2) for up to 100 students) by replacing the nursery school with a child care center on 80.22 acres zoned R-C and located at 15308 Compton Road, 15315 Lee Highway, 15403 Lee Highway and 15451 Lee Highway. Maps 64-1 ((1)) 8, 9, 25, 26; 64-1 ((3)) 16; 64-2 ((3)) 18; and 64-2 ((5)) 1, 2, 3.

July 26 SE 2007-SU-006 – MONTESSORI SCHOOL OF FAIRFAX, INC. – to permit continued use of a private school of general education with a nursery school and child care center, construction of two one-story additions, enrollment increase from 99 to 150 students, construction of an additional parking lot, installation of a flagstone walkway, replacement of play area fencing and the school entrance sign, and partial relocation of the outdoor play area on 1.65 acres zoned R-1 and located at 3411 Lees Corner Road. Map 34-2 ((1)) 20.

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September 20 SE 2007-SU-010 – CORT BUSINESS SERVICES CORP. – to permit a retail sales establishment (furniture store) in an existing building at 14370-B Sullyfield Circle within the Sullyfield Business Park located on 13.02 acres zoned I-5. Map 34-3 ((5)) C4, C5.

September 27 CSP 83-C-021 – ATLANTIC REALTY COMPANIES, INC. – submission of a comprehensive signage plan (site identification monument signs, directional signage, blade signs, wall-mounted anchor tenant signs, wall-mounted pad site tenant signs, wall-mounted retail tenant signs, wall-mounted office tenant signs, and history markers, parking garage entrance signs, information signs and traffic regulatory signs) for the Pender mixed use development composed of a retail component (Pender Village Center) and an office component (Pender Executive Center) located at 3901 Fair Ridge Drive on 28.05 acres zoned PDC. Map 46-3 ((1)) 15A.

October 3 PCA 78-S-063-5 - COMMONWEALTH CENTRE INVESTORS LLC & COMMONWEALTH CENTRE INVESTORS II, LLC – to amend the proffers associated with the prior approval of RZ 78-S-063 by severing 97.6 acres from the original Westfields acreage in order to include the property in RZ 2006-SU-025 which seeks rezoning for land located north of the intersection of Sully Road and Westfields Boulevard. Map 44-1 ((1)) 6, 6B, 6C, 6D.

October 3 RZ 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS LLC & COMMONWEALTH CENTRE INVESTORS II, LLC - to rezone 100.81 acres from I-3 and WS to PDC and WS for development of a mixed use development on property located north of the Sully Road/Westfields Boulevard intersection. Map 44-1 ((1)) 6, 6B, 6C, 6D.

October 3 FDP 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS LLC & COMMONWEALTH CENTRE INVESTORS II, LLC - submission of the final development plan for the Commonwealth Centre at Westfields mixed use development consisting of 1,126,500 square feet of office uses, 212,000 square feet of hotel uses and 76,400 square feet of retail and secondary uses in Land Bays A through F on 100.81 acres zoned PDC and WS on property located north of the Sully Road/Westfields Boulevard intersection. Map 44-1 ((1)) 6, 6B, 6C, 6D.

October 11 RZ 2007-SU-005 – JOHN J. SCHLICK – to rezone 2.11 acres from R-1 to PDH-2 for development of three single-family detached residential units on property located north of the West Ox Road/Franklin Farm Road intersection. Map 35-2 ((1)) 38.

October 11 FDP 2007-SU-005 – JOHN J. SCHLICK – submission of the final development plan depicting three single-family detached dwellings with two-car garages and a stormwater management dry pond on 2.11 acres zoned PDH-2 and located north of the West Ox Road/Franklin Farm Road intersection. Map 35-2 ((1)) 38.

October 11 AF 2007-SU-001 – LISA FINK-BUTLER – to establish the Fink-Butler Local Agricultural and Forestal District (in lieu of the Smith Local Agricultural and Forestal District that was originally established in 1990, renewed in 1998, and expired in 2006) for an eight year term for the preservation of 28.66 acres for agricultural uses on property zoned R-C and WS and located at 15407, 15415, and 15511 Compton Road. Map 64-3 ((1)) 13A, 14A and 20A.

November 28 SE 2007-SU-007 – COMMERCE BANK – to permit a one-story 35-foot tall drive-in bank with four drive-through windows on 38,399 square feet of land zoned C-8 and I-3 (currently

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developed with the Anita's eating establishment) located at 13921 Lee Jackson Memorial Highway. Map 34-4 ((1)) 53A.

December 6 AR 91-Y-001-2 – TOM VAN & JOAN JOHNSON RICHARDSON – to renew the Richardson Local Agricultural and Forestal District (first established in 1991) for a third eight-year period for continued use as open pasturage and hay production on 40 acres zoned R-C (with approximately 5 acres used for a dwelling, farm buildings, riding facility and horse boarding facility) located at 6001 Bull Run Post Office Road. Map 42-4 ((1)) 15Z.

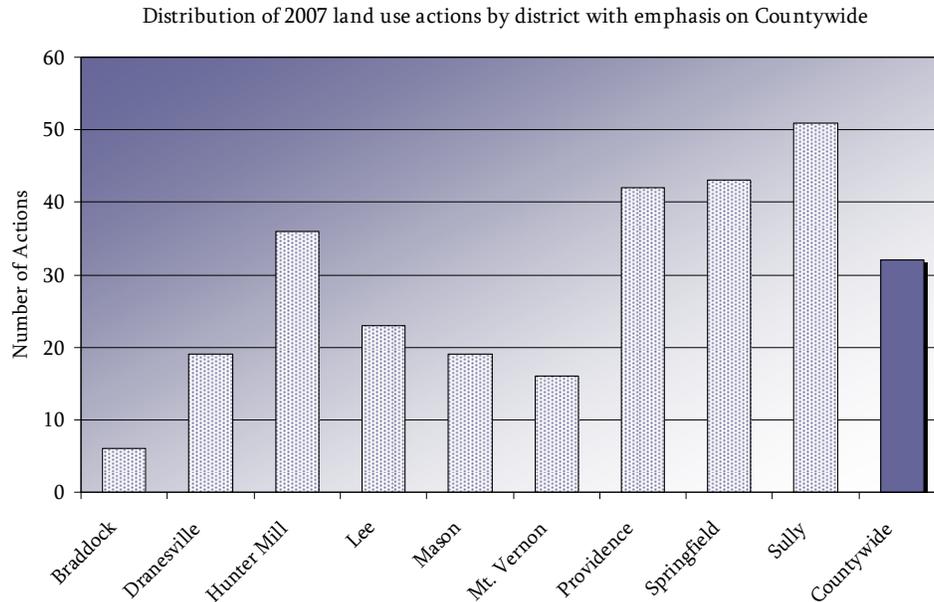
December 6 PCA 93-Y-002-02 – VAN, LLC – to amend the proffers associated with the prior approval of RZ 93-Y-002 to permit a 405 square foot addition to the existing McDonald's fast food restaurant located at 5931 Fort Drive on 1.36 acres zoned C-8. Map 54-4 ((5)) 1A.

December 6 SEA 93-Y-005-03 – VAN, LLC – to amend the Development Conditions associated with the prior approval of SE 93-Y-005 to modify the hours of operation to permit the use to operate 24 hours a day seven days a week and to permit a 405 square foot addition to the existing McDonald's fast food restaurant located at 5931 Fort Drive on 1.36 acres zoned C-8. Map 54-4 ((5)) 1A.



2007 Countywide Actions

The 2007 Planning Commission took action on thirty-two Countywide land-use related applications. The Commission returned one item to staff for further evaluation and approved the remaining thirty-one items, either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office.



Item Returned to Staff

March 14 CODE AMENDMENT – direct staff to provide additional flexibility for allowable signage, safety issues and time limitations for the draft Zoning Ordinance amendment that would add a definition of Temporary Portable Storage Container; set forth size limitations and time periods a temporary portable storage container may be permitted on residentially developed lots; and add text to allow for temporary special permits for temporary portable storage containers in casualty repair situations. (NOTE: The revised amendment was subsequently approved by the Planning Commission on July 25, 2007.)

Items Approved

January 17 RECOMMENDATIONS OF THE LAND-USE INFORMATION ACCESSIBILITY ADVISORY GROUP – review of the recommendations forwarded by the Land-use Information Accessibility Advisory Group (formed by the Board of Supervisors in 2006) to review how land planning and development information is made available to the public, to develop recommendations to improve accessibility, and to develop an implementation plan.

January 18 2232-MD06-10 – VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION (VDOT) on behalf of WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – to extend Metrorail service through Fairfax County by locating the route and location of the rail line as well as ancillary power and stormwater management facilities (excluding the location, description and dimensions of the rail passenger stations which will be the subject of separate applications) for a length of approximately 23 miles from the vicinity of the West Falls Church (WFC) Station to Route 772 in Loudoun County in two phases: Phase I – 11.6 miles from a connection with

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the existing Orange Line east of WFC through Tysons Corner to Wiehle Avenue in Reston; and Phase II – 11.5 miles from Wiehle Avenue to Herndon, Dulles Airport, and Route 772 . Maps 15-2, 16-1, 16-3, 16-4, 17-3, 17-4, 18-3, 18-4, 19-3, 27-1, 28-1, 28-2, 28-3, 29-1, 29-3, 29-4, 30-3, 40-1, 40-1, 40-3, 40-4 (various parcels and portions of road rights-of-way).

January 18 FS-MD06-115 – FAIRFAX COUNTY OFFICE OF PUBLIC AFFAIRS – to implement Phase II of the countywide Highway Advisory Radio (HAR) System, designed to provide preparedness messages and alerts during an emergency or crisis, by deploying the HAR system (comprised of a wood utility pole and a single whip antenna with a small equipment box at the base of each pole) at the following four sites: Pohick Regional Library at 6450 Sydenstricker Road, Burkholder Building at 10700 Page Avenue, Lee District RECenter at 6601 Telegraph Road, and Reston Regional Library at 11925 Bowman Towne Drive. Maps 88-2, 57-3, 92-1 and 17-1.

February 1 CODE AMENDMENT – to amend the Zoning Ordinance by (1) revising Articles 3 and 9 to allow the Board of Supervisors to waive the minimum lot width requirements for all residential dwelling developments, except by-right cluster subdivisions subject to special exception approval, provided that such waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features to the greatest extent practical; and (2) revising the application fee schedule set forth in Article 18 to add a new fee of \$2,645 for applications seeking a waiver of minimum lot width in all residential districts.

February 1 CODE AMENDMENT – to amend Appendix 1 (Historic Overlay Districts) of the Zoning Ordinance by expanding the boundaries of the Centreville Historic Overlay District to include additional acreage, address archaeological resources (Civil War earthworks and fortifications), prohibit automobile-oriented, drive-through and other uses which generate high trip rates and parking demands, and prohibit certain other uses not in keeping with the historic character of the Historic District. (See RZ 2006-SU-030, ST-04-III-BR1 and S05-III-BR1 under the Sully District for a description of the rezoning application and the amendments to the Comprehensive Plan.)

February 1 CODE AMENDMENT – to amend the Erosion and Sedimentation Control Ordinance by adding text to accommodate a State Code provision allowing persons engaged in the creation and operation of wetland mitigation banks in multiple jurisdictions to submit general annual erosion and sediment control specifications to the State in lieu of submitting a conservation plan to the County.

February 1 CODE AMENDMENTS – to amend the Public Facilities Manual (PFM), Subdivision Ordinance, and Zoning Ordinance to incorporate newly-adopted State Code requirements regarding the maintenance of private streets and the funding of improvements to private streets by requiring that a note be added to subdivision plats and all approved deeds of subdivision with streets not meeting current VDOT standards stating that such streets will not be maintained by VDOT and that private streets will not be maintained by the County or the State.

February 22 PUBLIC FACILITIES MANUAL AMENDMENT – to amend the PFM by reflecting design and construction standards, plan submission requirements, and requirements for the release of bonds and conservation escrows for the following six Low Impact Development practices: (1) pervious pavement; (2) bioretention facilities; (3) vegetated swales; (4) tree box filters; (5) vegetated roofs; and (6) reforestation.

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February 28 ST-07-CW-1CP – POLICY PLAN AMENDMENT – to amend the Policy Plan volume of the Comprehensive Plan by adding a definition of Transit-Oriented Development (TOD) to the Glossary, adding a new TOD Policy Objective under the Land-use Section, and adding a new Appendix 11 providing TOD Guidelines on the following topics: Transit Proximity and Station Area Boundaries; Station-specific Flexibility; Pedestrian and Bicycle Access; Mix of Land-uses; Housing Affordability; Urban Design; Street Design; Parking; Transportation and Traffic; Vision for the Community; Regional Framework; Environmental Benefits; Economic Benefits; Open Space; Public Facilities and Infrastructure; and Phasing of Development.

February 28 ZONING ORDINANCE AMENDMENT WORK PROGRAM - submission by the Department of Planning & Zoning, of the 2007 Zoning Ordinance Amendment Work Program consisting of a prioritized list of 105 pending proposed amendments to the Zoning Ordinance as follows: 35 proposals identified as Priority 1 items and 70 proposals reflected as Priority 2 items.

March 15 CODE AMENDMENT – to amend the Zoning Ordinance by eliminating the differing limitations on the issuance of permits for different types of affordable dwelling units (ADUs) in order to resolve conflicting regulations for developments that contain a mixture of dwelling unit types and/or a mixture of for-sale and rental units; and, to add a new provision allowing for the issuance of 100% of building permits for a project but restricting residential use permits (RUPs) to 75% of the total number of units in the development until such time as at least 75% of the ADUs have been issued RUPs.

March 15 CODE AMENDMENT – to amend the Planning Residential Community (PRC) provisions in the Zoning Ordinance to (1) clarify that only that land area included in the initial establishment of a PRC District is required to be under single ownership or control; (2) revise the population factors utilized in computing population density within a PRC District to reflect a change in average household sizes for different dwelling unit types based on the most recent U.S. Census Bureau data; (3) change the process for approval of a PRC plan from administrative approval by DPWES to a legislative action by the Board of Supervisors; and (4) amend the application fee for a PRC plan to be more consistent with other similar rezoning applications.

March 29 CAPITAL IMPROVEMENT PROGRAM - submission of the Capital Improvement Program for FY 2008-FY 2012, with Future Fiscal Years to 2017, in order to plan for immediate (within one year), near term (within two 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, to include new construction, renovation and building additions; (2) parks; (3) community improvements to include affordable housing development, community development, revitalization, stormwater management, and other neighborhood improvement initiatives such as lighting of residential areas, County facilities, and major thoroughfares; (4) public safety and court facilities, to include fire and rescue, police, animal services, Jennings Judicial Center, Girls' Probation House, Less Secure Shelter II, and the Historic Courthouse facility; (5) government facilities to include libraries, facilities management and renewal, and human services; (6) utility services to include solid waste, sanitary sewer facilities, and water supply facilities; and (7) transportation and pedestrian initiatives.

April 19 PUBLIC FACILITIES MANUAL AMENDMENT – to amend Chapter 7 the PFM to refer to the VDOT manual for design standards rather than restating the standards to enable the PFM to remain current with the VDOT manual as much as possible in order to facilitate VDOT acceptance

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of streets that are constructed through the land development process (however situations where the County design standards are purposely different from the State standards will remain in the PFM).

April 19 CODE AMENDMENT – to amend the Chesapeake Bay Preservation Ordinance, in accordance with recommendations of the Chesapeake Bay Local Assistance Board, by correcting minor inconsistencies between the language in the County Ordinance and the language in the Chesapeake Bay Preservation Area Designation and Management Regulations.

April 19 HIGH-RISE AFFORDABILITY PANEL RECOMMENDATIONS ON WORKFORCE HOUSING INITIATIVES - review of the following workforce housing action initiatives recommended by the High-Rise Affordability Panel: authorize appropriate amendments to the Comprehensive Plan; consult with the County Attorney prior to advertising Plan amendments to ensure maximum flexibility; add any necessary Zoning Ordinance amendments on workforce housing to the Priority 1 Work Program; and consider allowing affordable and workforce housing in commercial, industrial, and mixed-use districts.

April 26 PUBLIC FACILITIES MANUAL AMENDMENT – to amend the PFM by (1) revising Sect. 9-0103.4 and plates 1-9, 2-9, 3-9 and 409 to incorporate the American Association of State Highway and Transportation Officials standard pertaining to minimum width of the clear zone for urban roadways which will require a minimum clear zone of 18 inches beyond the face of curb to any obstruction (such as trees, utility poles, and fire hydrants) in the right-of-way; (2) revising Sect. 10-01-2.5E and plates 15-10 to eliminate the end cap for inside sanitary sewer drop connections; (3) revising Sect. 8-0100 (Sidewalks) to support the development of a more continuous network of neighborhood sidewalks and give residents more to an opportunity to walk within their subdivision and to nearby public facilities, such as libraries, parks, and recreation centers; and (4) to revise Sect. 9-02-1 and plates 6-9 to align the PFM with the Fairfax County Fire Prevention Code.

May 2 CODE AMENDMENT – to amend the Zoning Ordinance by revising the recreational facility provisions in the PDH, PDC and PRM Districts by increasing the per dwelling unit recreational facilities expenditure from \$955 to \$1500 per dwelling unit in the PDH, PDC and PRM Districts.

May 2 CODE AMENDMENT – to revise Article 20 of the Zoning Ordinance to amend the definition of a Retail Sales Establishment and to add a definition for Retail Sales Establishment – Large (also known as “big-box” retail stores); and revise Articles 4, 6, 7, 9, 11 and 13 of the Zoning Ordinance to establish a size distinction for retail sales establishments that would be allowed by right and for certain larger uses that would require special exception approval as well as to provide standards for large retail sales establishments in order to promote quality architectural and site design and ensure that attention is given to traffic, landscaping, screening, and signage.

May 31 POLICY PLAN AMENDMENT ON PROTECTION OF HEADWATERS – to endorse the recommendation of the Planning Commission’s Environment Committee that the Board of Supervisors be requested to authorize an amendment to the Policy Plan on options to strengthen policy concerning protection of headwaters.

June 13 CODE AMENDMENT – to amend the Zoning Ordinance, in accordance with legislation adopted by the Virginia General Assembly in 2006, to add text to Sect. 15-103 providing that a nonconforming building destroyed or damaged by an act of God may be repaired, rebuilt or replaced to its original nonconformity or to a reduced nonconforming condition within two years of

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the date of the natural disaster or other act of God or within four years of the disaster if the nonconforming building is located in an area under a federal disaster declaration and has been damaged or destroyed as a direct result of conditions that gave rise to the declaration.

June 13 S01-CW-17CP(B) – COMPREHENSIVE PLAN AMENDMENT (PHASE II OF THE COUNTY TRANSPORTATION PLAN UPDATE) – to amend the four Area Plan Volumes of the Comprehensive Plan to correct any discrepancies between the newly-adopted Countywide Transportation Plan Map (Phase I) and text in the Area Plans (by addressing typographical errors, transportation figure annotations, cartographic improvements, text formatting improvements, and factual corrections).

July 11 2232-MD06-23 – NEWPATH NETWORKS & SPRINT PCS – to construct infrastructure for a Distributed Antenna System (to improve wireless coverage and service in the Oakton/Vienna area) consisting of three antennae and two pole-mounted equipment cabinets each co-located on four replacement utility poles located in VDOT rights-of-way along portions of Hunter Mill Road, Vale Road, Lawyers Road and Trott Avenue with one radio cabinet placed inside the existing office building located at 2915 Hunter Mill Road. Maps 27-4, 37-2, 37-4 and 47-2 ((22)) 1.

July 19 CODE AMENDMENT – to amend the Zoning Ordinance by replacing all references to the Federal Insurance Administration with references to the Federal Emergency Management Agency (FEMA) as a result of FEMA's designation as the primary Federal agency responsible for the oversight of the National Flood Insurance Program which includes the floodplain management and mapping components of the program.

July 25 CODE AMENDMENT – to amend the Zoning Ordinance by adding a new definition for temporary portable storage containers in order to distinguish portable containers from more conventional storage structures; to establish regulations for the permitted size, location, number of units, signage, and duration of use for such units stored on lots developed with single-family detached dwellings and lots containing single-family attached and multiple family dwellings; and adding a new temporary special permit for use of temporary portable storage containers for casualty repair situations.

July 26 FS-MD07-44 – FAIRFAX COUNTY OFFICE OF PUBLIC AFFAIRS – to deploy Phase III of the Highway Advisory Radio system for emergency broadcasting services with facilities located at Chantilly Regional Library (4000 Stringfellow Road), Centreville Regional Library (14200 St. Germain Drive), and Tysons-Pimmit Regional Library (7584 Leesburg Pike) and placed on new wood distribution poles less than 35 feet in height Maps 45-1 ((1)) 7, 54-3 ((1)) 12, and 40-1 ((1)) 37. (*Dranesville and Sully Districts*).

July 26 S07-CW-2CP – POLICY PLAN AMENDMENT – to amend the Policy Plan volume of the Comprehensive Plan by adding text designed to help achieve the Policy Plan objective of 12% affordable housing specifically in areas planned for high density residential development, including Transit Station Areas and mixed-use centers by (1) including a definition of Workhouse Housing in the Glossary; (2) specifying that uniformity should be provided in the application of administrative requirements for Workforce Housing and the Affordable Dwelling Unit program; (3) adding new policies to Objectives 1 and 2 of the Housing section; and (4) adding an appendix to the Housing section of the Policy Plan (Guidelines for Provision of Workforce Housing) to provide implementation language related to the creation and administration of workforce housing units.

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July 26 TIMELINE FOR AREA PLANS REVIEW (NORTH AND SOUTH COUNTY) & BRAC RELATED COMPREHENSIVE PLAN REVIEW PROCESS – submission of the schedules for the process to amend the Comprehensive Plan as follows: (1) January 2008 through April 2009 - land impacted by the U.S. Department of Defense Base Realignment & Closure; (2) May 2008 through November 2009 – North County APR (for the Dranesville, Hunter Mill, Providence and Sully Districts); and (3) July 2009 through December 2010 – South County APR (for the Braddock, Lee, Mason, Mount Vernon and Springfield Districts).

October 4 CODE AMENDMENT – to amend Articles 2 and 6 of the Zoning Ordinance by adding text regarding workforce housing and providing for the accommodation of additional density for developments that proffer to provide workforce dwelling units; and, to also set forth the administrative regulations that will apply to any workforce dwelling unit provided by an owner/developer through a proffered rezoning application via adoption of Workforce Dwelling Unit Administrative Policy Guidelines addressing the following issues: integration and dispersion; unit floor area; designation of units on approved plans; units in condominium developments; limitations on building permits and residential use permits; dwelling unit specifications; administration of for-sale units; administration of rental units; term of price control; initial sale and re-sale; financing control and foreclosure; covenants and deed notification; and occupancy.

November 15 S07-CW-3CP – POLICY PLAN AMENDMENT – to amend the Policy Plan volume of the Comprehensive Plan by (1) adding language to the Environment Section, the Land-use Section, and the Glossary to strengthen Plan guidance regarding air quality issues; (2) incorporating support for green building practices within the Comprehensive Plan to encourage and promote the application of these practices; and (3) establishing specific linkages between green building/energy conservation performance and attainment of Comprehensive Plan Options, Overlay Levels of development, or other planned uses or densities/intensities.

November 28 GUIDES TO THE AREA PLANS REVIEW PROCESS - submission of the documents setting forth the guidelines for the 2008 BRAC-Related Area Plans Review and the 2008-2009 North County Area Plans Review, each including a schedule, list of information sources, process description, identification of participants, instructions for preparing a nomination to amend the Comprehensive Plan, and the Comprehensive Plan amendment nomination form.

Acknowledgements

The *2007 Report of Activities* was written by Sara Robin Hardy, Assistant Director, and edited by Barbara Lippa, Executive Director.

Production assistance was provided by Kara A. DeArrastia, Deputy Clerk to the Commission.