

March 2015

Click on the desired View Agenda for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 <i>View Agenda</i> <i>Committee Meeting</i>	5 <i>View Agenda</i> <i>Committee Meeting</i>	6	7
8	9	10	11 <i>View Agenda</i> <i>Committee Meeting</i>	12 <i>View Agenda</i> <i>Committee Meeting</i>	13	14
15	16	17 <i>St. Patrick's Day</i> 	18 <i>View Agenda</i> <i>Committee Meeting</i>	19 <i>View Agenda</i> <i>Committee Meeting</i>	20	21
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29	30	31				

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
 12000 Government Center Parkway, Fairfax, VA 22035
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 4, 2015

Posted: 3/4/15
Revised: 3/9/15

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

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

COMMITTEE MEETINGS

The Environment Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None

FEATURES SHOWN

FS-S13-25-1 – New Cingular Wireless, 11119 Devereux Station Lane (Deadline: 4/6/15)

FS-P14-43 – AT&T, 8101A Lee Highway (Deadline: 4/23/15) - **CONCUR**

FS-L14-46 – Verizon Wireless c/o NBC, LLC, 5911 Kingstowne Village Parkway (Deadline: 5/5/15) - **CONCUR**

FS-H13-84 – New Cingular Wireless PCS LLC/AT&T Mobility, 11955 Democracy Drive, Reston (Deadline: 5/6/15)

FS-L15-2 – Verizon Wireless, 7210 Old Keene Mill Road (Deadline: 5/19/15) - **CONCUR**

FS-L14-55 – Verizon Wireless, 6601 Telegraph Road (Deadline: 5/31/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2014-PR-032</u> (Providence)	<u>VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit electrical substation and telecommunication facility. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with 2232-P14-4.)	S. Wright D. Stinson	APPROVAL REC (D/O from 2/25/15) (P/H from 2/11/15) (from 12/4/14)
<u>2232-P14-4</u> (Providence)	<u>VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit electrical substation. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with SE 2014-PR-032.)	S. Wright D. Stinson	APPROVED (D/O from 2/25/15) (P/H from 2/11/15) (from 12/4/14)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2014-PR-001</u> (Providence)	<u>TYSONS PARTNERSHIP, INC.</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan. Located on the northern quadrant of the intersection of Route 7 and Route 123, on approx. 14, 697 sq. ft. of land zoned C-8, SC, and HC. Tax Map 29-3 ((1)) 78B.	M. Van Atta	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 4, 2015

*Posted: 3/4/15
Revised: 3/9/15*

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

SE 2014-SU-070
(Sully)

GRICELDA FLORES/SUNBEAM FAMILY CHILD CARE –
Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit home child care facility. Located at 5815 Stream Pond Ct., Centreville, 20120, on approx. 1,606 sq. ft. of land zoned PDH-4. Tax Map 54-3 ((23)) (15) 22.

M. Lynskey **P/H TO 4/29/15**

SE 2014-DR-052
(Dranesville)

TRINITY LAND, LLC – Appl. under Sects. 9-615 and 3-104 of the Zoning Ordinance to permit residential cluster subdivision. Located at 11801 Leesburg Pk., Herndon, 20170, on approx. 28.94 ac. of land zoned R-1 and HD. Tax Map 6-3 ((1)) 33 and 33A.

M. Van Atta **D/O TO 3/12/15**
(from 2/18/15)
(from 2/11/15)

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 5, 2015

Posted: 2/6/15
Revised: 3/9/15

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

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

WORKSHOP CANCELLED DUE TO WEATHER
NOW SCHEDULED FOR 3/11/15

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM
FY 2016 – FY 2020
(With Future Fiscal Years to 2025)

Staff: Martha Reed, Department of Management and Budget

List of CIP Presenters for March 5, 2015 Workshop

Fairfax County Department of Public Works and Environmental Services, Sanitation Sewers

– Jeffrey Kent, Chief, Financial Monitoring Branch

Fairfax County Fire and Rescue

– John Burke, Assistant Fire Chief

Fairfax County Community Services Board

– Jeannie Cummins-Eisenhour and Ferdous Hakim, Investment and Development Manager

Fairfax County Police Department

– Major Gun Lee, Human Resource Management Bureau

Fairfax County Department of Transportation

– Michael Lake, Senior Transportation Planner

Fairfax County Park Authority

– David R. Bowden, Director of Planning and Development Division

Fairfax County Public Schools

– Jeffrey Platenberg, Assistant Superintendent for Facilities and Transportation Services

Fairfax County Department of Public Works and Environmental Services, Stormwater

– Craig Carinci, Director, Stormwater Planning Division

Fairfax County Public Libraries

– Edwin Clay, Deputy Director, Support Services

Fairfax County Department of Housing and Community Development

– Hossein Malayer, Deputy Director for Real Estate

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 11, 2015

Posted: 3/11/15
Revised: 3/12/15

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

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

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM

FY 2016 – FY 2020

(With Future Fiscal Years to 2025)

List of CIP Presenters for March 11, 2015 Workshop

Fairfax County Department of Public Works and Environmental Services, Sanitation Sewers

– Jeffrey Kent, Chief, Financial Monitoring Branch

Fairfax County Fire and Rescue

– John Burke, Assistant Fire Chief

Fairfax County Community Services Board

– Jeannie Cummins-Eisenhour and Ferdous Hakim, Investment and Development Manager

Fairfax County Police Department

– Major Gun Lee, Human Resource Management Bureau

Fairfax County Department of Transportation

– Michael Lake, Senior Transportation Planner

Fairfax County Park Authority

– David R. Bowden, Director of Planning and Development Division

Fairfax County Public Schools

– Jeffrey Platenberg, Assistant Superintendent for Facilities and Transportation Services

Fairfax County Department of Public Works and Environmental Services, Stormwater

– Craig Carinci, Director, Stormwater Planning Division

Fairfax County Department of Housing and Community Development

– Hossein Malayer, Deputy Director for Real Estate

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FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 11, 2015

Posted: 3/11/15
Revised: 3/12/15

KEY
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COMMITTEE MEETINGS

The Tysons Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA ITEMS

2232A-L09-13-2 – T-Mobile, 6500 Byron Avenue - **CONCUR**

FSA-Y01-50-1 – T-Mobile, 14900 Conference Center Drive - **CONCUR**

FEATURES SHOWN ITEMS

FS-S13-25-1 – New Cingular Wireless, 11119 Devereux Station Lane (Deadline: 4/6/15)

FS-H13-84 – New Cingular Wireless PCS LLC/AT&T Mobility, 11955 Democracy Drive, Reston - **CONCUR**

FS-L14-55 – Verizon Wireless, 6601 Telegraph Road - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Capital Improvement Program</u> (Countywide)	<u>FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)</u> – A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2016-2020 (with future Fiscal Years to 2025).	M. Reed	D/O TO 3/25/15

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 12, 2015

Posted: 3/12/15
Revised: 3/13/15

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

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

COMMITTEE MEETINGS

The Policy and Procedures Committee meeting met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

FSA-Y0612-1 – T-Mobile, 14280 Park Meadow Drive - **CONCUR**

FEATURES SHOWN

FS-S13-25-1 – New Cingular Wireless, 11119 Devereux Station Lane (Deadline: 4/6/15)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2014-MV-055 (Mount Vernon)	NGOC MAI NGUYEN – MY LITTLE SCHOOL HOME DAYCARE – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7664 Henry Knox Dr., Lorton, 22079, on approx. 4,629 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 22.	C. Bishop	APPROVAL REC (P/H from 2/25/15) (from 1/7/15) (from 12/10/15)
SE 2014-DR-052 (Dranesville)	TRINITY LAND, LLC – Appl. under Sects. 9-615 and 3-104 of the Zoning Ordinance to permit residential cluster subdivision. Located at 11801 Leesburg Pk., Herndon, 20170, on approx. 28.94 ac. of land zoned R-1 and HD. Tax Map 6-3 ((1)) 33 and 33A.	M. Van Atta	APPROVAL REC (P/H from 3/4/15) (from 2/18/15) (from 2/11/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2014-MA-069 (Mason)	SEVEN CORNERS SHOPPING CENTER FALLS CHURCH, VA. LIMITED PARTNERSHIP – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 6270, 6290, and 6288 Arlington Blvd., Falls Church, 22044, on approx. 6.46 ac. of land zoned C-7, SC, CRD, and HC. Tax Map 51-3 ((1)) 35A and 35B.	S. Williams	D/O TO 3/19/15 (from 2/18/15)
SEA 01-M-038-02 (Mason)	CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; BROYHILL CREST RECREATION CLUB INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 01-M-038 previously approved for a telecommunications facility to permit site modifications and associated modifications to site design and development conditions. Located at 7212 Early St., Annandale, VA 22003, on approx. 2.47 ac. of land zoned R-3. Tax Map 60-3 ((24)) 9 B.	B. Krasner S. Williams	P/H TO 3/25/15

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 12, 2015

*Posted: 3/12/15
Revised: 3/13/15*

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

SE 2014-DR-033
(Dransville)

KRISHNA R. MURTHY – Appl. under Sects. 9-606 and 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located 8512 Lewinsville Rd., McLean, 22102, on approx. 25,564 sq. ft. of land zoned R-1. Tax Map 29-1 ((1)) 25.

B. Katai

P/H TO 4/15/15

*(from 2/25/15)
(from 1/15/15)
(from 1/8/15)
(from 12/3/14)*

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 18, 2015

Posted: 2/6/15
Revised: 2/6/15

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

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

MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
CSPA-B-846-02 <i>(Hunter Mill)</i>	RSQ9 Owner, LLC (11790 Sunrise Valley Drive, Reston, VA) <i>(Modify the allocation of approved sign area, number of placement of signs)</i>	S. Williams	P/H to defer indef. <i>(from 1/29/15)</i> <i>(from 1/14/15)</i>

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 19, 2015

Posted: 3/19/15
 Revised: 3/20/15

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

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

COMMITTEE MEETINGS

The CIP Committee met in the board conference room at 7:00 p.m.

CONSENT AGENDA

FSA-H11-30-2 – AT&T, 1850 Centennial Park - **CONCUR**

FEATURES SHOWN

FS-S13-25-1 – New Cingular Wireless, 11119 Devereux Station Lane (Deadline: 4/6/15) - **CONCUR**

FS-P14-39 – Verizon Wireless & Milestone Communications, Inc. (7500 Magarity Road (Deadline 4/4/15) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PCA 1998-MV-032 (Mount Vernon)	FAIRFAX COUNTY WATER AUTHORITY – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)	N. Rogers	D/O TO 3/26/15 (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)
PCA 1998-MV-033 (Mount Vernon)	FAIRFAX COUNTY WATER AUTHORITY – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)	N. Rogers	D/O TO 3/26/15 (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)
SEA 81-V-017-02 (Mount Vernon)	FAIRFAX COUNTY WATER AUTHORITY – Appl. under Sect(s). 3-104, 3-C04 of the Zoning Ordinance to amend SEA 81-V-017 previously approved for a water purification facility to also permit water storage, control and pumping facility, an increase in land area	N. Rogers	D/O TO 3/26/15 (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 19, 2015

Posted: 3/19/15
Revised: 3/20/15

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

and associated modifications to site design and development conditions. Located at 9600 and 10000 Ox Rd., Lorton, 22079, on approx. 526.86 ac. of land zoned R-C, I-6, R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56A; 112-2 ((1)) 8, 9, 11, 12 and 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and PCA 1998-MV-033.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia.)

(from 10/1/14)
(from 7/24/14)
(from 6/25/14)
(from 4/30/14)

SE 2014-MA-069
(Mason)

SEVEN CORNERS SHOPPING CENTER FALLS CHURCH, VA. LIMITED PARTNERSHIP – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 6270, 6290, and 6288 Arlington Blvd., Falls Church, 22044, on approx. 6.46 ac. of land zoned C-7, SC, CRD, and HC. Tax Map 51-3 ((1)) 35A and 35B.

S. Williams **D/O TO 3/25/15**
(P/H from 3/12/15)
(from 2/18/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2014-DR-057</u> (Dranesville)	<u>STEPHEN C. BRYAN & SALLY T. BRYAN</u> – Appl. under Sects. 9-601 and 9-615 of the Zoning Ordinance to permit cluster subdivision and to waive the minimum district size requirements. Located at 1318 Rockland Terrace, McLean, 22101, on approx. 5.63 ac. of land zoned R-1. Tax Map 31-1 ((1)) 17D and 18.	B. Katai	D/O TO 3/26/15 (from 2/25/15) (from 2/11/15)
<u>AF 2014-MV-001</u> (Mount Vernon)	<u>JIM STOKES</u> – A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 10624 Old Colchester Rd., Lorton, VA 22079, on approx. 20.49 ac. of land zoned R-1. Tax Map 113-3 ((1)) 12, 13, and 14.	M. Lynskey	APPROVAL REC (from 2/18/15)
<u>SE 2014-LE-035</u> (Lee)	<u>HAIMANOT YIDENGITU/HAIMI’S HOME CHILD CARE</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6060 Joust Ln., Alexandria, 22315, on approx. 1,540 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-4 ((9)) (24) 48.	B. Katai	APPROVAL REC (from 2/25/15) (from 1/21/15) (from 12/3/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, March 25, 2015

Posted: 3/25/15
Revised: 3/26/15

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

COMMITTEE MEETINGS

The Environment Committee met in the board conference room at 7:00 p.m.

CONSENT AGENDA

None

FEATURES SHOWN

FS-B13-20 – Smartlink, LLC d/b/a AT&T, 8100 Braddock Road (Deadline: 4/11/15) – **CONCUR**

FS-M14-35 – Verizon Wireless, 7212 Early Street (Deadline: 5/4/15) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Capital Improvement Program</u> (Countywide)	<u>FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP)</u> , in accordance with Sect. 15.2-2232 of the <i>Code of Virginia</i> , on the Advertised CIP, Fiscal Years 2016-2020 (with future Fiscal Years to 2024), with briefings from various County agencies.	M. Reed	APPROVAL REC (P/H from 3/11/15)
<u>SE 2014-MA-069</u> (Mason)	<u>SEVEN CORNERS SHOPPING CENTER FALLS CHURCH, VA. LIMITED PARTNERSHIP</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 6270, 6290, and 6288 Arlington Blvd., Falls Church, 22044, on approx. 6.46 ac. of land zoned C-7, SC, CRD, and HC. Tax Map 51-3 ((1)) 35A and 35B.	S. Williams	APPROVAL REC (D/O from 3/19/15) (P/H from 3/12/15) (from 2/18/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2014-PR-020</u> (Providence)	<u>ADNAN ASHKAR</u> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 1.90. Located on the N. side of Electric Ave., approximately 400 ft. E. of Woodford Rd., on approx. 1.05 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((1)) 52.	C. Bishop	APPROVAL REC
<u>SE 2014-LE-062</u> (Lee)	<u>BILA HAMDAL CRANE BILA’S CHILD CARE</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7739 Sullivan Ci., Alexandria, 22315, on approx. 1,600 sq. ft. of land zoned PDH-4 and NR. Tax Map 99-2 ((10)) (4) 325A.	B. Krasner S. Williams	APPROVAL REC (from 2/18/15)
<u>SEA 01-M-038-02</u> (Mason)	<u>CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS; BROYHILL CREST RECREATION CLUB INC.</u> – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 01-M-038 previously approved for a telecommunications facility to permit site modifications and associated modifications to site design and development conditions. Located at 7212 Early St., Annandale, VA	M. Van Atta	APPROVAL REC (from 3/12/15)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 25, 2015

Posted: 3/25/15
Revised: 3/26/15

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

22003, on approx. 2.47 ac. of land zoned R-3. Tax Map 60-3 ((24)) 9B.

[PFM Amendment](#)
[Option 1](#)
[Option 2](#)
[Attachment C](#)
(Countywide)
(Hart)

UNDERGROUND DETENTION FACILITIES - The proposed amendment revises the process for approving the use of underground detention facilities. Specifically, the amendment proposes two options to revise the PFM as follows: Option 1: Retain a portion of the current Board waiver process for residential and mixed use developments with less than 50 units/lots and expand the use to such by-right developments subject to Board approval via the waiver process. Use of underground detention facilities in residential and mixed use developments greater than or equal to 50 units would be by approval of the Director of the Department of Public Works and Environmental Services ("the Director"). The Board's approval of a waiver shall consider impacts to the environment and the maintenance burden to prospective owners. Option 2: Revise the current process to allow the Director to approve all residential and mixed use plans that seek to use underground facilities.

Both options also require that the use of underground detention facilities require a private maintenance agreement executed before the construction plan is approved, shall not be located in a County Stormwater easement, and that the maintenance agreement shall be recorded in the property's chain of title.

Both options also clarify that underground detention facilities may consist of reinforced concrete box-shaped vaults or reinforced concrete, metal, or plastic pipe that meet PFM requirements. Both options further provide that upon the submission of supporting data that establishes that the facility functions in the matter intended by the PFM, the Director may approve a non-standard facility ("product modification"). In such instances, a developer shall be required to post an escrow to a property owner's association equal in amount to the cost of a 20-year maintenance cycle and a 40 percent replacement cost. In addition, in Option 1, this escrow shall be required for all residential and mixed use developments that are less than 50 units, regardless of whether the facility was approved for a product modification. No escrow shall be required for a product modification for industrial or commercial development.

Both options further detail construction and installation requirements for these facilities including certification by a professional engineer with structural and geotechnical specialization. Such certification shall provide that the facility was constructed per manufacturer's specifications. Both options further provide that the certification, material delivery tickets, certifications from material suppliers, and results from tests and inspections shall be submitted to the County with as-built plans, or if no such plans are required, prior to the issuance of use permits. In either event, all such documents and information must be submitted to the County before bond release.

T. Dhakal

D/O TO 4/15/15
(from 1/8/15)
(from defer indef.)

RZ 2014-PR-018
(Providence)

THE EVERGREENE COMPANIES, LLC. – Appl. to rezone from R-1 to R-4 to permit residential development with a total density of 3.10 du/ac. Located on the S. side of Chain Bridge Rd., in the S.W. quadrant of its intersection with Sutton Rd., on approx. 1.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1 ((1)) 50.

S. Wright

P/H TO 4/16/15

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 25, 2015

*Posted: 3/25/15
Revised: 3/26/15*

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

PCA/FDPA 2005-PR-041-04
(Providence) **ESKRIDGE (E&A) LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041 previously approved for mixed use development to permit modifications to proffers and site design. Located on District Ave., Glass Alley, Strawberry Ln., Merrifield Town Center, and Merrifield Cinema Dr., on approx. 7.69 ac. of land zoned PDC, PRM, and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) F, J, K, and N.

W. O'Donnell **P/H TO 4/22/15**

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, March 26, 2015

Posted: 3/26/15
Revised: 3/27/15

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

COMMITTEE MEETINGS

The Tysons Committee met in the board conference room at 7:00 p.m.

CONSENT AGENDA

None

FEATURES SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA 1998-MV-032</u> (Mount Vernon)	<u>FAIRFAX COUNTY WATER AUTHORITY</u> – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)	N. Rogers	APPROVAL REC (D/O from 3/19/15) (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)
<u>PCA 1998-MV-033</u> (Mount Vernon)	<u>FAIRFAX COUNTY WATER AUTHORITY</u> – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)	N. Rogers	APPROVAL REC (D/O from 3/19/15) (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)
<u>SEA 81-V-017-02</u> (Mount Vernon)	<u>FAIRFAX COUNTY WATER AUTHORITY</u> – Appl. under Sect(s). 3-104, 3-C04 of the Zoning Ordinance to amend SEA 81-V-017 previously approved for a water purification facility to also permit water storage, control and pumping facility, an increase in land area and associated modifications to site design and and associated modifications to site design and development conditions. Located at 9600 and 10000 Ox Rd., Lorton, 22079, on approx. 526.86 ac. of land zoned R-C, I-6, R-1 and NR. Comp. Plan Rec: Public Facilities. Tax	N. Rogers	APPROVAL REC (D/O from 3/19/15) (D/O from 2/25/15) (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

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Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56A; 112-2 ((1)) 8, 9, 11, 12 and 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and PCA 1998-MV-033.)
(Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia.)

SE 2014-DR-057
(Dransville)

STEPHEN C. BRYAN & SALLY T. BRYAN – Appl. under Sects. 9-601 and 9-615 of the Zoning Ordinance to permit cluster subdivision and to waive the minimum district size requirements. Located at 1318 Rockland Terrace, McLean, 22101, on approx. 5.63 ac. of land zoned R-1. Tax Map 31-1 ((1)) 17D and 18.

B. Katai

APPROVAL REC
(P/H from 3/19/15)
(from 2/25/15)
(from 2/11/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2014-PR-025</u> (Providence)	<u>7799 LEESBURG PIKE, LLLP</u> – Appl. to rezone from C-2 and HC to C-4 and HC to permit a hotel. Located on the S. side of Leesburg Pi. approx. 500 ft. E. of its intersection with the Capital Beltway, on approx. 15,482 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2 ((1)) 45 D pt. (Concurrent with SE 2014-PR-001.)	B. Katai	APPROVAL REC (from 2/18/15)
<u>SE 2014-PR-001</u> (Providence)	<u>7799 LEESBURG PIKE, LLLP</u> – Appl. under Sect. 4-404 of the Zoning Ordinance to permit a hotel. Located at 7799 Leesburg Pi., Falls Church, 22043, on approx. 1.62 ac. of land zoned C-4 and HC. Tax Map 39-2 ((1)) 45 D pt. (Concurrent with RZ 2014-PR-025.)	B. Katai	APPROVAL REC (from 2/18/15)
<u>RZ/FDP 2014-BR-019</u> (Braddock)	<u>CHRISTOPHER AT KENILWORTH, LLC</u> – Appls. To rezone from R-1 to PDH-3 to permit single family detached with an overall density of 2.5 du/ac. and approval of the conceptual and final development plans. Located on S. side of Braddock Rd., approximately 150 ft. west of the intersection with Dequincey Dr., on approx. 3.59 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-1 ((1)) 29.	W. O’Donnell	APPROVAL REC (from 2/18/15) (from 2/12/15) (from 2/11/15)
<u>FDPA C-448-35-01</u> (Lee)	<u>DANA ROBERT TOWNEND</u> – Appl. to amend the final development plans for RZ C-448 to permit modification of yard requirements and associated changes to development conditions. Located at 5648 Tower Hill Ci., Alexandria, 22315, on approx. 4,847 sq. ft. of land zoned PDH-4. Tax Map 91-2 ((12)) (42) 25.	B. Katai	APPROVAL REC (from 2/25/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, March 26, 2015

*Posted: 3/26/15
Revised: 3/27/15*

KEY
P/H – Public Hearing
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AR 92-V-001-02
(Mount Vernon)

BELMONT BAY FARMS, LTD. – A&F District Appl. Renewal authorized by Chapter 114 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 10622 Belmont Blvd., Lorton, 22079, on approx. 287.65 ac. of land zoned R E. Tax Map 117-2 ((1)) 2Z, 4Z, and 15Z.

M. Lynskey

APPROVAL REC
(from 2/18/15)