

# April 2007

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.  
 (\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4 <i>View Agenda</i> <i>View Speakers List *</i>	5 <b>No Planning Commission Meeting</b>	6	7
8 	9	10	11 <b>No Planning Commission Meeting</b>	12 <b>No Planning Commission Meeting</b>	13	14
15	16	17	18 <i>View Agenda</i> <i>View Speakers List *</i>	19 <i>View Agenda</i> <i>View Speakers List *</i>	20	21
22	23	24	25 <b>No Planning Commission Meeting</b>	26 <i>View Agenda</i> <i>View Speakers List *</i>	27	28 10:00 am Enviroment Committee in Gainesville, VA <a href="#">Directions</a>
29	30					

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

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA  
Wednesday, April 4, 2007**

*Posted: 1/11/07  
Revised: 4/5/07*

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

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2006-SU-024 <i>(Sully)</i>	Wolseley Investments, Inc.	B. O'Donnell	<b>APPROVAL REC</b> <i>(from 3/21/07)</i>
PCA 84-S-027-7 FDPA 84-S-027-5 PCA 85-S-013-4 SEA 01-Y-040	Sully Station LLC (East of Westfields Blvd./ South of Stonecroft Drive) (Allow bank with drive-thru in shopping center)	B. O'Donnell <i>(P/H on 3/21/07)</i>	<b>APPROVAL REC</b> <b>APPROVAL REC</b> <b>APPROVED</b> <b>APPROVAL REC</b>
ZO Amendment <i>(Countywide)</i> <i>(Commissioner Hart)</i>	Big box retail uses	J. Reale	<b>D/O to 4/26/07</b> <i>(P/H 3/29/07)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 2003-MV-045 <i>(Mount Vernon)</i>	Gunston Cove HOA	S. Williams	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2006-LE-032 <i>(Lee)</i>	Fourth Hotel Associates LTD Partnership (5716 So. Van Dorn St Alexandria for car rental counter In Comfort Inn Hotel lobby)	P. Braham	<b>P/H to 6/21/07</b>
PRC Plan Appeal <i>(Hunter Mill)</i>	Reston International Center (Appeal of DPWES Director Decision on Plans 6734-PRC- 002-2 Reston, Section 40, Blocks 1C & 1D)	S. Faheem	<b>WITHDRAWN</b>
PCA 1998-DR-049-4 FDPA 1998-DR-049-4 <i>(Dransville)</i>	Hampstead Village, LLC (Consolidation of lots)	J. Thompson	<b>P/H to 4/19/07</b>
RZ 2006-PR-017 & FDP 2006-PR-017 <i>(Providence)</i>	Prospect Development Co.	A. Hushour	<b>D/O to 4/26/07</b> <i>(from 2/1/07)</i>
SEA 81-M-097-4 <i>(Mason)</i>	CCP Shirley Highway, Inc. and Petroleum Marketing Group, Inc.	T. Strunk	<b>D/O to 4/18/07</b> <i>(from 3/1/07)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, APRIL 4, 2007**

- 7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the process utilized during the last Area Plans Review cycle with staff from the Department of Planning and Zoning.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 1998-DR-049-04/FDPA 1998-DR-049-04 - HAMPSTEAD VILLAGE LLC** - Appls. to amend the proffers, conceptual and final development plans for RZ 1998-DR-049 previously approved for residential development at a density of 5.92 dwelling units per acre (du/ac) to permit the re-subdivision of a single lot into 2 lots (Lots 8A and 9A) as originally approved pursuant to RZ 1998-DR-049 resulting in an overall density of 5.96 dwelling units per acre (du/ac). Located on the S. side of Addington Dr. and E. of Evans Farm Dr. on approx. 15,648 sq. ft. of land zoned PDH-5. Comp. Plan Rec: 3-4 and 5-8 du/ac. Tax Map 30-1 ((30)) 8A and 9A. **DRANESVILLE DISTRICT. P/H to 4/19/07**

**SEA 81-M-097-04 - CCP SHIRLEY HIGHWAY, INC. AND PETROLEUM MARKETING GROUP, INC.** - Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 81-M-097 previously approved for a service station and quick service food store to permit an increase in land area, a drive-in bank, service station, car wash, quick service food store, fast food restaurant, and associated modifications to development conditions and site design. Located at 5550 Bloomfield Dr. on approx. 1.9 ac. of land zoned C-6. Tax Map 81-1 ((1)) 7H pt. **MASON DISTRICT. D/O to 4/18/07**

**PCA 2003-MV-045 - GUNSTON COVE HOMEOWNERS ASSOCIATION, A NON-STOCK VIRGINIA CORPORATION** - Appl. to amend the proffers for RZ 2003-MV-045 previously approved for residential development at a density of 3.86 dwelling units per acre (du/ac) to permit modifications to approved proffers and relocation of previously approved noise wall. Located between Richmond Hwy. and Cranford St., S. of the intersection of Richmond Hwy. and Gunston Cove Rd. on approx. 1.48 ac. of land zoned PDH-5. Comp. Plan Rec: Retail and other with option for 4-5 du/ac. Tax Map 113-2 ((9)) A. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**RZ 2006-PR-017/FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC.** - Appls. to rezone from R-2 (Cluster) to PDH-2 to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Mears St. approx. 125 ft. E. of Elsmore St. and S. of I-66 on approx. 2.59 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((17)) 1. **PROVIDENCE DISTRICT. D/O to 4/26/07**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 4, 2007**

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**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, APRIL 5, 2007**

Posted: 4/4/07  
Revised: 4/5/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, APRIL 4, 2007**

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

**DECISIONS ONLY:**

SE 2006-SU-024 - WOLSELEY INVESTMENTS, INC. (P/H on 1/31/07) **APPROVAL REC**

PCA 85-S-013-04 - SULLY STATION, LLC (P/H on 3/21/07) **APPROVAL REC**

PCA 84-S-027-07 - SULLY STATION, LLC (P/H on 3/21/07) **APPROVAL REC**

FDPA 84-S-027-05 - SULLY STATION, LLC (P/H on 3/21/07) **APPROVED**

SEA 01-Y-040 - SULLY STATION, LLC (P/H on 3/21/07) **APPROVED**

**DEFERRALS:**

ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS) (Hart)  
(P/H on 3/29/07) - **D/O to 4/26/07**

PCA 1998-DR-049-04 - HAMPSTEAD VILLAGE LLC - **P/H to 4/19/07**

FDPA 1998-DR-049-04 - HAMPSTEAD VILLAGE LLC - **P/H to 4/19/07**

SE 2006-LE-032 - FOURTH HOTEL ASSOCIATES LIMITED PARTNERSHIP - **P/H to 6/21/07**

**WITHDRAWAL:**

PRC PLAN APPEAL 6734-PRC-002-2 - JBG/RIC, LLC AND RIC RETAIL, LLC (Hunter Mill District)

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PCA 2003-MV-045 - GUNSTON COVE HOMEOWNERS ASSOCIATION, A NON-STOCK VIRGINIA CORPORATION (Staff: St. Clair Williams) **APPROVAL RECOMMENDED**

NO SPEAKERS

SEA 81-M-097-04 - CCP SHIRLEY HIGHWAY, INC. AND PETROLEUM MARKETING GROUP, INC. (Staff: Tracy Strunk) **D/O TO 4/18/07**

- |   |  |
|---|--|
| 1. Stephen Smith, President<br>Overlook Foundation, Inc. HOA<br>6415 Hawk View Lane<br>Alexandria, VA 22312 | 2. Ruth Hoang<br>JPI<br>8300 Greensboro Drive, Suite 600<br>McLean, VA 22102 |
|---|--|

RZ 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. **D/O to 4/26/07**

FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. (Staff: Andrew Hushour) “

1. Peter Mory  
2821 Elsmore Street  
Fairfax, VA 22031
2. Richard Still  
2816 Elsmore Street  
Fairfax, VA 22031
3. Timothy Waters  
8914 Mears Street  
Fairfax, VA 22031

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**  
**Wednesday, April 18, 2007**

Posted: 1/11/07  
Revised: 4/19/07

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

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 81-M-097-4 (Mason)	CCP Shirley Highway, Inc. and Petroleum Marketing Group, Inc.	T. Strunk	<b>APPROVED IN PART DENIAL/CAR WASH</b> (P/H on 4/4/07)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-MA-029 (Mason)	Petroleum Marketing Group, Inc. (Service Station and Car Wash at 6464 Edsall Road)	B. O'Donnell	<b>APPROVAL REC</b>
SE 2006-MA-028 (Mason)	Petroleum Marketing Group, Inc. (Service Station and Car Wash at 6014 Leesburg Pike)	T. Strunk	<b>APPROVAL REC</b>
SE 2006-SU-034 (Sully)	Centreville Square Project, LP (Fast Food Restaurants)	T. Strunk	<b>D/O to 4/26/07</b>
SEA 2004-DR-031 (Dranesville)	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls	J. Papp	<b>D/O to 5/2/07</b> (from 3/15/07)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
FDPA 86-C-029-7 (Hunter Mill)	Dulles View Property B1, LLC & Brentwood Dulles Corner, LLC	B. O'Donnell	<b>P/H to 5/16/07</b>
SE 2006-MA-031	St. Michael's Church/School (94601 Ravensworth Road) (To continue church/school & residence for retired priests)	J. Papp	<b>P/H to 5/2/07</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, APRIL 18, 2007**

- 7:30 p.m.** The Redevelopment and Housing Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on the recommendations of the High-Rise Affordability Panel.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC.** - Appl. under Sects. 2-904 and 3-E04 of the Zoning Ordinance to amend SE 2004-DR-031 previously approved for a golf course and country club to permit site modifications and associated changes to development conditions. Located at 9900 Arnon Chapel Rd. and 9901 Beach Mill Rd. on approx. 175.8 ac. of land zoned R-E. Tax Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, and 41; 8-3 ((1)) 4. **DRANESVILLE DISTRICT. D/O to 5/2/07**

**SE 2006-MA-029 - PETROLEUM MARKETING GROUP, INC.** - Appl. under Sect. 4-504 of the Zoning Ordinance to permit a service station and car wash. Located at 6464 Edsall Rd. on approx. 34,239 sq. ft. of land zoned C-5. Tax Map 80-2 ((3)) 22. **MASON DISTRICT. APPROVAL RECOMMENDED**

**SE 2006-MA-028 - PETROLEUM MARKETING GROUP, INC.** - Appl. under Sects. 4-504 and 7-607 of the Zoning Ordinance to permit a car wash and a service station in a Highway Corridor Overlay District. Located at 6014 Leesburg Pi. on approx. 22,835 sq. ft. of land zoned C-5, CRD, HC, and SC. Tax Map 61-2 ((1)) 7. **MASON DISTRICT. APPROVAL REC**

**SE 2006-SU-034 - CENTREVILLE SQUARE PROJECT, LP** - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a fast food restaurant in a Highway Corridor Overlay District. Located at 14200-A, B, C, E, F, G, H; 14220 A & B, and 14240-B Centreville Sq. on approx. 2.77 ac. of land zoned C-7, HC, SC, and WS. Tax Map 54-3 ((1)) 14 pt. **SULLY DISTRICT. D/O to 4/26/07**

Posted: 4/18/07  
Revised: 4/19/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, APRIL 18, 2007**

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

**DECISION ONLY:**

SEA 81-M-097-04 - CCP SHIRLEY HIGHWAY, INC. AND PETROLEUM MARKETING GROUP, INC. (P/H on 4/04/07) **RECOMMEND APP IN PART; RECOM DENIAL OF CAR WASH**

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SEA 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. (Staff: Jonathan Papp)  
**D/O to 5/2/07**

- |   |  |
|---|--|
| 1. Michael Wolfe<br>429 Walker Road<br>Great Falls, VA 22066  | 4. Karen Washburn<br>9818 Arnon Chapel Road<br>Great Falls, VA 22066 |
| 2. John Ulfelder<br>Great Falls Citizens Association<br>Land Use Committee<br>9151 Old Dominion Drive<br>McLean, VA 22102 | 5. Joe Lawrence<br>President, River Bend Golf and Country<br>Club    |
| 3. Mark Eric Knudsen<br>Great Falls Trails Blazers<br>808 Golden Arrow St.<br>Great Falls, VA 22066                       |  |

SE 2006-MA-029 - PETROLEUM MARKETING GROUP, INC. (Staff: William O'Donnell)  
**RECOMMEND APPROVAL**

NO SPEAKERS

SE 2006-MA-028 - PETROLEUM MARKETING GROUP, INC. (Staff: Tracy Strunk)  
**RECOMMEND APPROVAL**

NO SPEAKERS

SE 2006-SU-034 - CENTREVILLE SQUARE PROJECT, LP (Staff: Tracy Strunk) **D/O to 4/26/07**

NO SPEAKERS

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA Thursday, April 19, 2007

Posted: 12/18/06  
Revised: 4/20/07

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

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2006-PR-027 & SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties & Fairfax Ridge Development & Unit Owners Association	T. Strunk	<b>D/O to 5/24/07</b> (from 3/22/07)
RZ 2006-PR-029 (Providence)	Cedar Lane Development LLC	A. Hushour	<b>D/O to 5/16/07</b> (from 3/29/07)
PFM Amendments (Countywide) (Commissioner Hart)	Conform to Revisions in VDOT Road Design Manual	J. Cronauer	<b>APPROVAL REC.</b> (P/H 3/29/07)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Chesapeake Bay Ordinance Amendments (Commissioner Alcorn)	DPWES	J. Friedman	<b>APPROVAL REC.</b>
ZO Amendment (Countywide)	P District Recreation Fees Fairfax County Park Authority	A. Dorlester	<b>D/O to 4/26/07</b>
PCA 2004-DR-023-2 & SEA 00-D-006-3 (Dranesville)	Oakcrest School	C. Lewis	<b>D/O to 4/26/07</b> (from 3/14/07)
PCA 1998-DR-049-4 FDPA 1998-DR-049-4 (Dranesville)	Hampstead Village, LLC (Consolidation of lots)	J. Thompson	<b>APPROVAL REC.</b> (from 4/4/07)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>P/H to 3/22/07</b>
ZO Amendment (Countywide) (Commissioner Hart)	State Code non-conformities	P. Mathes	<b>P/H to 5/3/07</b> (from 3/1/07)
SEA 82-P-032-6 & 2232-P06-12 (Providence)	WMATA (New parking structure at Vienna Metro)	J. Thompson D. Jillson	<b>P/H to 5/24/07</b> (from 3/7/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, APRIL 19, 2007**

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to receive an Energy Star presentation on “green” buildings.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PUBLIC FACILITIES MANUAL AMENDMENTS (VDOT MANUAL CHANGE)** - To amend Chapter 7 of the Fairfax County Public Facilities Manual (PFM). The amendments address January 2006 revisions to Appendix B of the Virginia Department of Transportation (VDOT) Road Design Manual regarding subdivision street design standards. Where possible, the proposed amendments refer to the VDOT Road Design Manual or other relevant state manuals rather than restating design standards. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County’s Regional and Community Public Libraries. **COUNTYWIDE.**  
**APPROVAL RECOMMENDED**

**RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION** - Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 28.19 dwelling units per acre (du/ac) including bonus density for ADUs and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd, and N. side of Lee Jackson Memorial Hwy. on approx. 23.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for 20-25 du/ac. Tax Map 46-4 ((19)) all parcels; 56-2 ((27)) all parcels, and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050.) **PROVIDENCE DISTRICT. D/O 5/24/07**

**SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC.** - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in a residential district to permit site modifications. Located in the N.W. quadrant of the intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027.) **PROVIDENCE DISTRICT.**  
**D/O 5/24/07**

**RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC** - Appl. to rezone from R-1 to R-4 to permit residential development at a density of 2.21 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 200 ft. N. of its intersection with Willowmere Dr. on approx. 1.45 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((4)) 16A. **PROVIDENCE DISTRICT. D/O 5/16/07**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**CHESAPEAKE BAY PRESERVATION ORDINANCE AMENDMENTS** - To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The proposed amendments address issues related to: consistency with the Chesapeake Bay Preservation Area Designation and Management Regulations (9 VAC 10-20 et seq.). The proposed amendments include the following provisions: 1) Require that plans for nonexempt roads or driveways in Resource Protection Areas (RPAs) be reviewed in conjunction with a site plan, subdivision plan, or other plan of development approval; 2) List land disturbance in an RPA as an activity requiring a Water Quality Impact Assessment (WQIA); 3) List all of the required conditions for public utilities, railroads, public roads and facilities exemptions; 4) Delete storm sewers from the list of exempt facilities; 5) Add a cross-reference in § 118-6-9 to the minimum required findings in § 118-6-6; 6) Permit WQIAs for allowed uses in RPAs to be submitted as part of site plans, subdivision plans, and grading plans; and 7) Increase the required number of plats to be submitted with exception requests requiring a public hearing from 10 to 14. Copies of the aforementioned amendments to the Chesapeake Bay Preservation Ordinance are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the amendments will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE. APPROVAL RECOMMENDED**

**ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) - FAIRFAX COUNTY PARK AUTHORITY** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: The amendment proposes to increase the minimum expenditure per dwelling unit for recreational facilities required in the PDH Planned Development Housing District (Par. 2 of Sect. 6-110), PDC Planned Development Commercial District (Par. 2 of Sect. 6-209), and PRM Planned Residential Mixed Use District (Par. 2 of Sect. 6-409) from \$955 to \$1500. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's Web site, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 4/26/07**

**PCA 2004-DR-023-02 - OAKCREST SCHOOL** - Appl. to amend the proffers for PCA 2004-DR-023 previously approved for a private school of general education to permit modifications to the approved proffers with an overall Floor Area Ratio (FAR) of 0.11. Located in the N.W. quadrant of the intersection of Georgetown Pk. and Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Comp. Plan Rec: 1-2 du/ac. Tax Map 21-3 ((1)) 56A. (Concurrent with SEA 00-D-006-03.) **DRANESVILLE DISTRICT. D/O to 4/26/07**

**SEA 00-D-006-03 - OAKCREST SCHOOL** - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 00-D-006 previously approved for a private school of general education to decrease

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 19, 2007**

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the amount of provided parking, to permit outdoor sports courts, to permit a 10-foot high fence to be located around the outdoor sports courts per Sect. 9-624 of the Zoning Ordinance, to permit existing temporary trailers to remain longer, to permit summer activities, to modify the requirement for a traffic marshal, to increase the opportunities to lease the facility, to reduce the SEA land area, and to permit associated modifications to site design and development conditions. Located at 850 Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A. (Concurrent with PCA 2004-DR-023-02.) **DRANESVILLE DISTRICT.**

**D/O to 4/26/07**

Posted: 4/19/07  
Revised: 4/20/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, APRIL 19, 2007**

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

**DECISION ONLY:**

PUBLIC FACILITIES MANUAL AMENDMENTS (VDOT MANUAL CHANGE) (Hart)  
(P/H on 3/29/07) **APPROVAL RECOMMENDED**

**DEFERRALS:**

RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC (P/H on 3/14/07) - **D/O to 5/16/07**

RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION  
SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. (P/H on 3/22/07) - **D/O to 5/24/07**

**ADMINISTRATIVE ITEM:**

HIGH-RISE AFFORDABILITY PANEL RECOMMENDATIONS ON AFFORDABLE/WORKFORCE HOUSING (Lusk) **APPROVAL RECOMMENDED**

**FEATURE SHOWN: CONCUR**

FS-V06-122 - Clearwire US, LLC, 6677 Richmond Highway (Deadline 5/18/07)

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ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) - FAIRFAX COUNTY PARK AUTHORITY (Hart) (Staff: Andrea Dorlester) **D/O to 4/26/07**

NO SPEAKERS

PCA 1998-DR-049-04 - HAMPSTEAD VILLAGE LLC **APPROVAL RECOMMENDED**  
FDPA 1998-DR-049-04 - HAMPSTEAD VILLAGE LLC (Staff: Jack Thompson) **APPROVED**

NO SPEAKERS

PCA 2004-DR-023-02 - OAKCREST SCHOOL **D/O to 4/26/07**  
SEA 00-D-006-03 - OAKCREST SCHOOL (Staff: Cathy Lewis) **D/O to 4/26/07**

1. Cathie Jackson  
7109 Benjamin Street  
McLean, VA 22101

CHESAPEAKE BAY PRESERVATION ORDINANCE AMENDMENTS (Alcorn) **APPROVAL REC**  
(Staff: John Friedman)

1. Michael Rolband  
Wetland Studies and Solutions, Inc.  
5300 Wellington Branch Drive, Suite 100  
Gainesville, VA 20155

**\*\*\* MEETING CANCELLED\*\*\***

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, April 25, 2007**

Posted: 1/26/07  
Revised: 3/14/07

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

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2005-PR-041 & FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	<b>P/H to 5/23/07</b> (from 3/21/07)
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>P/H to 4/26/07</b> (from 3/22/07)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA  
Thursday, April 26, 2007**

*Posted: 1/26/07  
Revised: 4/27/07*

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

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ZO Amendment (Countywide) (Commissioner Hart)	Big box retail uses	J. Reale	<b>D/O to 5/2/07</b> (P/H on 3/29/07)
RZ 2006-PR-017 & FDP 2006-PR-017 (Providence)	Prospect Development Co.	A. Hushour	<b>D/O to 6/13/07</b> “ (P/H on 4/4/07)
SE 2006-SU-034 (Sully)	Centreville Square Project, LP (Fast Food Restaurants)	T. Strunk	<b>APPROVAL REC</b> (P/H on 4/18/07)
ZO Amendment (Countywide)	P District Recreation Fees Fairfax County Park Authority	A. Dorlester	<b>D/O to 5/2/07</b> (from 4/19/07)
PCA 2004-DR-023-2 & SEA 00-D-006-3 (Dranesville)	Oakcrest School	C. Lewis	<b>APPROVAL REC</b> “ (from 4/19/07)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
State Code Amendments (All District)	DPWES	J. Leavitt	<b>APPROVAL REC</b> (from 3/15/07)
SEA 2002-MV-028 (Mount Vernon)	Scott & Phyllis Crabtree (8021-A East Boulevard Drive) (Clarify Condition #8 regarding amount of fill allowed)	G. Chase	<b>APPROVAL REC</b> (from 6/21/06)
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>D/O to 5/16/07</b> (from 4/25/07)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2007-PR-002 SEA 84-P-105-3 (Providence)	Flint Hill School (Building Addition)	J. Thompson	<b>P/H to 5/24/07</b>
PCA 92-P-001-5 (Providence)	The Mitre Corporation	C. Lewis	<b>P/H to 1/17/08</b> (from 2/22/07)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, APRIL 25, 2007**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, APRIL 25, 2007**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, APRIL 26, 2007**

- 7:30 p.m.** The Transportation Committee met in the Board Conference Room of the Fairfax County Government Center to review the proposed technical corrections to Phase II of the Transportation Policy Plan update.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**STATE CODE AMENDMENTS (SHARED UTILITIES; SIDEWALKS; MISCELLANEOUS PUBLIC FACILITIES MANUAL AMENDMENTS)** - The amendments revise the Public Facilities Manual (PFM) to increase the minimum offset from the face of curb to the closest part of the fire hydrant from 14 inches to 18 inches and eliminate the requirement to install the end cap inside drop sanitary connections. The amendments require a sidewalk on both sides of the street in subdivisions containing lots averaging less than 25,001 square feet and require a sidewalk on both sides of cul-de-sacs serving less than 6 lots within these subdivisions; require a sidewalk on one side of the street in subdivisions containing lots averaging 25,001 square feet up to 52,000 square feet; and require a sidewalk along the subdivision boundary when the subdivision is in proximity to a school that is included in the County's capital improvement program. Editorial adjustments to a fire code reference are also proposed. Copies of the aforementioned amendments may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public a copy of the amendments will be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE. APPROVAL RECOMMENDED**

**SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC.** - Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to permit an existing service station and car wash in a Highway Corridor Overlay District to continue. Located at 5500 Franconia Rd. on approx. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C. **LEE DISTRICT. D/O to 5/16/07**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 26, 2007**

**Page 2**

**SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE** - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 2002-MV-028 previously approved for residential use in a floodplain to permit a change in development conditions to clarify fill and elevations and associated modifications to site design. Located at 8019 East Blvd. Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. Also under consideration will be the applicant's request for an exception # 15043-WRPA-002-1 under Section 118-6-7 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 4/26/07  
Revised: 4/27/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, APRIL 26, 2007**

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

**DECISIONS ONLY:**

SE 2006-SU-034 - CENTREVILLE SQUARE PROJECT, LP (P/H on 4/18/07) **APPROVAL REC**

RZ 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. (P/H on 4/04/07) **D/O to 6/13/07**

FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. (P/H on 4/04/07) “

PCA 2004-DR-023-02 - OAKCREST SCHOOL (P/H on 4/19/07) **APPROVAL RECOMMENDED**

SEA 00-D-006-03 - OAKCREST SCHOOL (P/H on 4/19/07) **APPROVAL RECOMMENDED**

**DEFERRALS:**

ZONING ORDINANCE AMENDMENT (P-DISTRICT RECREATION FEES) - FAIRFAX COUNTY PARK AUTHORITY (Hart) (P/H on 4/19/07) - **D/O to 5/02/07**

ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS) (Hart) (P/H on 3/29/07) - **D/O to 5/02/07**

**CONSENT AGENDA ITEM: CONCUR**

FS-L07-8 - Clearwire, 4922 Laker Lane (Deadline 7/1/07)

**FEATURES SHOWN: CONCUR**

FS-Y07-24 - Fairfax County Facilities Management Division, 14725 Flint Lee Road (Deadline 7/11/07)

FS-MD07-16 - Fairfax Water, VDOT Right-of-Way, Leesburg Pike (Deadline 5/14/07)

FS-P07-14 - Fairfax Water, VDOT Right-of-Way, Spring Hill Road (Deadline 5/14/07)

FS-S07-4 - Verizon Wireless, 12510 Yates Ford Road (Deadline 7/02/07)

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COUNTY CODE AMENDMENTS (SHARED UTILITIES, SIDEWALKS, MISCELLANEOUS PUBLIC FACILITIES MANUAL AMENDMENTS) (Hart) (Staff: Jan Shaw Leavitt) **APPVL REC**

NO SPEAKERS

SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC. (Staff: St. Clair Williams)

**D/O to 5/16/07**

NO SPEAKERS

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE (Staff: Greg Chase) **APPROVAL RECOMMENDED**

1. Hugh Conway  
814 Arcturus on Potomac  
Alexandria, VA 22308

2. Edward Pagett  
1124 Chadwick Avenue  
Alexandria, VA 22308

3. Dr. Laurence Clark  
8712 Highgate Road  
Alexandria, VA 22308

4. Jason Lewis  
Mount Vernon Council of Citizens  
Associations, Inc.  
Environment and Recreation Committee  
P.O. Box 203  
Mount Vernon, VA 22121

**FAIRFAX COUNTY PLANNING COMMISSION**  
**ENVIRONMENT COMMITTEE**  
**SATURDAY, APRIL 28, 2007**

**10:00 a.m.** The Planning Commission's Environment Committee will host a tour of Wetland Studies and Solutions, Inc.'s "green" building to allow interested Commissioners, staff members, and citizens to ask questions about construction techniques and certification processes. Interested parties should meet at the site, which is located in Gainesville, not far from I-66.

Directions can be found by clicking on the following link:  
[http://wetlandstudies.com/WSSI\\_Directions.pdf](http://wetlandstudies.com/WSSI_Directions.pdf).

For more information about Wetlands Studies and Solutions, Inc., visit their site at: <http://www.wetlandstudies.com/>.