

# April 2016

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
			No PC Meeting	No PC Meeting	1	2
3	4	5	No PC Meeting	No PC Meeting	8	9
10	11	12	<b>View Agenda</b> <i>Tysons Committee Meeting</i>	<b>View Agenda</b> <i>Land Use Review Committee Meeting</i>	15	16
17	18	19	<b>View Agenda</b> <i>Schools Committee Meeting</i>	No PC Meeting	22	23
24	25	26	<b>Workshop</b> <b>Fairfax Forward Part II</b>	Meeting Cancelled	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**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 13, 2016**

Posted: 4/13/16  
 Revised: 4/14/16

**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 at this time**

**FEATURES SHOWN**

**FS-P15-28** – Verizon Wireless, 8200 Lee Highway (Deadline 5/8/16)

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 5/13/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2014-LE-008</u></a> <a href="#"><u>Addendum</u></a> <i>(Lee)</i>	<a href="#"><u>LONG BRANCH PARTNERS, LLC AND PHD ASSOCIATES, LLC</u></a> – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.28 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located N. of and abutting the terminus of the un-constructed Thomas Grant Dr. right-of-way, on approx. 15.33 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 90-4 ((1)) 17.	M. Van Atta	<b>APPROVAL REC</b> <i>(D/O from 3/9/16)</i> <i>(from 12/9/15)</i> <i>(from 10/14/15)</i> <i>(from 5/21/15)</i> <i>(from 12/3/14)</i>
<a href="#"><u>SE 2015-MV-019</u></a> <i>(Mount Vernon)</i>	<a href="#"><u>CHARLES COUNTY SAND &amp; GRAVEL COMPANY, INC.</u></a> – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (part).	M. Tsai	<b>D/O TO 5/5/16</b> <i>(D/O from 3/9/16)</i> <i>(P/H from 2/25/16)</i> <i>(from 1/21/16)</i> <i>(from 11/19/15)</i>
<a href="#"><u>PCA 75-7-004-03</u></a> <i>(Providence)</i>	<a href="#"><u>MERIDIAN SCIENCE 7980, LP</u></a> – Appl. to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50. Located approx. 600 ft. E. of the intersection of Science Application Ct. and Kidwell Dr., on approx. 14.40 ac. of land zoned I-3,HC. Comp. Plan Rec: Residential/Mixed-Use. Tax Map 39-2 ((1)) 13D and 13E. (Concurrent with SE 2015-PR-021.)	K. Atkinson	<b>APPROVAL REC</b> <i>(D/O from 3/16/16)</i> <i>(D/O from 3/9/16)</i> <i>(D/O from 2/17/16)</i> <i>(D/O from 2/3/16)</i> <i>(D/O from 1/28/16)</i> <i>(P/H from 1/13/16)</i> <i>(from 12/3/15)</i>
<a href="#"><u>SE 2015-PR-021</u></a> <i>(Providence)</i>	<a href="#"><u>MERIDIAN SCIENCE 7980, LP</u></a> – Appl. under Sect. 9-624 of the Zoning Ordinance to permit a containment structure associated with outdoor recreation/sports facility playing fields/courts. Located at 7910 and 7980 Science Application Ct., Vienna, 22182, on approx. 5.75 ac. of land zoned I-3, HC. Tax Map 39-2 ((1)) 13D pt. and 13E pt. (Concurrent with PCA 75-7-004-03). (Concurrent with SE 2015-PR-021.)	K. Atkinson	<b>APPROVAL REC</b> <i>(D/O from 3/16/16)</i> <i>(D/O from 3/9/16)</i> <i>(D/O from 2/17/16)</i> <i>(D/O from 2/3/16)</i> <i>(D/O from 1/28/16)</i> <i>(P/H from 1/13/16)</i> <i>(from 12/3/15)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 13, 2016**

Posted: 4/13/16  
 Revised: 4/14/16

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

[PCA 89-D-007](#)  
 (Dranesville)

**[FAIRFAX COUNTY SCHOOL BOARD](#)** – Appl. to amend the proffers for RZ 89-D-007, previously approved for a public school, to permit an increase in GFA to permit site modifications and building additions with an overall Floor Area Ratio (FAR) of 0.24. Located on the N. side of Bennett St. and E. side of Dranesville Rd., on approx. 40.67 ac. of land zoned R-3. Comp. Plan Rec: Public Facilities, Governmental, and Institutional. Tax Map 10-2 ((1)) 6A.

B. Katai

**APPROVAL REC**  
 (P/H from 3/16/16)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

Application	Applicant	Staff	PC Action
<a href="#">PCA 84-L-020-25/</a> <a href="#">CDPA 84-L-020-06/</a> <a href="#">FDPA 84-L-020-02-14</a> (Lee)	<b><a href="#">KINGSTOWNE M&amp;N, LP AND KINGSTOWNE TOWNE CENTER, LP</a></b> – Appls. to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development, to permit residential/mixed-use and associated modifications to proffers and site design at a density of 18.5 dwelling units per acre (du/ac). Located S. and E. of Kingstowne Village Pkwy., N. of Kingstowne Blvd., and W. of South Van Dorn St., on approx. 5.46 ac. of land zoned PDC, NR. Comp. Plan Rec: Mixed-Use. Tax Map 91-2 ((1)) 36B and 36G (part).	C. Gresham	<b>D/O TO 4/20/16</b> (from 3/9/16)
<a href="#">SE 2015-MV-033</a> (Mount Vernon)	<b><a href="#">OLETHEA GILMORE/LEE'S HOME DAYCARE</a></b> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8652 Bent Arrow Ct., Springfield, 22153, on approx. 1,500 sq. ft. of land zoned PDH-3. Tax Map 98-1 ((4)) 802.	L. Arsenau	<b>APPROVAL REC</b> (from 12/10/15)
<a href="#">SEA 2004-MV-001-02</a> (Springfield)	<b><a href="#">THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH</a></b> – Appl. under Sects. 3-103 and 3-104 of the Zoning Ordinance to amend SE 2004-MV-001, previously approved for a telecommunications facility, to permit continuation of the use to a newly modified site, and associated modifications to site design and development conditions. Located at 8616 Pohick Rd., Springfield, 22153, on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21.	C. Grasham	<b>APPROVAL REC</b> (from defer indef.)
<a href="#">AA 2012-SU-001</a> (Sully)	<b><a href="#">JON &amp; KIM HICKOX</a></b> – A&F District Amendment Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit an amendment of a previously approved agricultural and forestal district to add approx. 60 ac. of land area. Located at 6780 Bull Run Post Office and 15950 Lee Hwy., Centreville, 20120, on approx. 81.0 ac. of land zoned R-C, HD, and WS. Please call the Zoning Evaluation Division at 703-324-1290 after February 25, 2016 to obtain the AFDAC and Planning Commission recommendations. Sully District. Tax Map 64-1 ((4)) 7 Z and 64-1 ((7)) A.	M. Lynskey	<b>P/H TO DEFER INDEF.</b> (from 3/10/16) (from 2/25/16) (from 1/28/16) (from 12/10/15)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 14, 2016**

Posted: 4/14/16  
 Revised: 4/15/16

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

**COMMITTEE MEETINGS**

**Land Use Review Committee met in the Board Conference Room at 7:00 p.m.**

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-P15-28** – Verizon Wireless, 8200 Lee Highway (Deadline 5/8/16)

**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 5/13/16)

**FS-L15-17** – Verizon Wireless, 7409 Grace Street (Deadline 6/12/16) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-DR-022</u></a> <a href="#"><u>Addendum 1</u></a> (Dranesville)	<a href="#"><u>BASHEER/EDGEMOORE-BROOKS, LLC</u></a> – Appl. to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.38 dwelling units per acre (du/ac). Located approx. 600 ft. E. of Springvale Rd. and N. of Parkerhouse Dr., on approx. 51.97 ac. of land. Comp. Plan Rec: Residential: 0.2-0.5 du/ac. Tax Map 7-2 ((1)) 17 and 23.	B. Katai	<b>D/O TO 5/12/16</b> (D/O from 3/16/16) (D/O from 3/2/16) (D/O from 2/25/16) (D/O from 2/4/16) (P/H from 1/21/16) (from 12/10/15) (from 11/19/15) (from 9/30/15) (from 7/15/15) (from 4/15/15) (from 10/14/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<b>RZ 2015-DR-009</b> (Dranesville)	<b>GULICK GROUP, INC.</b> – Appl. to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located S. of the terminus of Challengon Rd., on approx. 11.00 ac. of land. Comp. Plan Rec: Residential, 0.5-1 du/ac. Tax Map 12-4 ((30)) Z.	B. Katai	<b>P/H TO 5/12/16</b> (from 2/3/16)
<b>CSP 2011-HM-032</b> (Hunter Mill)	<b>TYSONS WEST RESIDENTIAL, LLC</b> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-HM-032. Located on the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Dr., on approx. 15.19 ac. of land zoned PTC, SC, and HC. Tax Map 29-3 ((34)) B, 1, 2, 3, 4, 5, and 6.	B. Katai	<b>P/H TO 5/4/16</b> (from 2/25/16)
<a href="#"><u>CSPA 85-C-088</u></a> <a href="#"><u>Addendum</u></a> (Hunter Mill)	<a href="#"><u>RESTON TOWN CENTER PROPERTY, LLC</u></a> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 85-C-088 to permit sign modifications. Located W. of Reston Pkwy., S. of New Dominion, and E. of Town Center Pkwy., on approx. 48.5 ac. of land zoned PRC. Tax Map 17-1 ((16)) 1A, 5A, 9A, 10, A2, B1, B2 (part), 12, 12A, 13, 13A, 17, and 18A; 17-3 ((1)) 3A3; 17-3 ((10)) 1, 6, 7, 8A1, 8B, 14, and 15; 17-3 ((20)) 100, 200, and 300.	M. Tsai	<b>APPROVED</b> (from 3/10/16) (from 1/13/16)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 20, 2016**

Posted: 4/20/16  
 Revised: 4/21/16

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

**COMMITTEE MEETINGS**

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

**CONSENT AGENDA**

**None at this time**

**FEATURES SHOWN**

**FS-P15-28** – Verizon Wireless, 8200 Lee Highway (Deadline 5/8/16) - **CONCUR**  
**2232-L15-11** – Building Design and Construction Division, DPWES, 6209 Rose Hill Drive (Deadline: 5/13/16)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 84-L-020-25/</u></a> <a href="#"><u>CDPA 84-L-020-06/</u></a> <a href="#"><u>FDPA 84-L-020-02-14</u></a> (Lee)	<a href="#"><u>KINGSTOWNE M&amp;N, LP AND KINGSTOWNE TOWNE CENTER, LP</u></a> – Appls. to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development, to permit residential/mixed-use and associated modifications to proffers and site design at a density of 18.5 dwelling units per acre (du/ac). Located S. and E. of Kingstowne Village Pkwy., N. of Kingstowne Blvd., and W. of South Van Dorn St., on approx. 5.46 ac. of land zoned PDC, NR. Comp. Plan Rec: Mixed-Use. Tax Map 91-2 ((1)) 36B and 36G (part).	C. Gresham	<b>APPROVAL REC</b> (P/H from 4/13/16) (from 3/9/16)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 87-P-109</u></a> (Providence)	<a href="#"><u>DAVID PEETE, JR. AND KAREN PEETE</u></a> – Appl. to amend the proffers for RZ 87-P-109 previously approved for residential development to permit modifications to proffers and site design. Located on the N. side of Oakton Station Ct., approx. 250 ft. from its intersection with Palmer St., on approx. 30,146 sq. ft. of land zoned R-2 and 12,746 sq. ft. of land zoned R-4. Comp. Plan Rec: Residential. Tax Maps 47-2 ((6)) 3(part) and 4(part); and 47-2 ((39)) 4A.	C. Gresham	<b>APPROVAL REC</b> (from 3/9/16)
<a href="#"><u>AR 91-Y-001-03</u></a> (Sully)	<a href="#"><u>TOM V. RICHARDSON AND JOAN J. RICHARDSON</u></a> – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 6001 Bull Run Post Office Rd., Centreville, 20120, on approx. 40.0 ac. of land zoned R-C, WS. The A&F District Advisory Committee recommended approval on February 23, 2016. Tax Map 42-4 ((1)) 15Z.	M. Lynskey	<b>APPROVAL REC</b>
<a href="#"><u>Fairfax Forward</u></a> (Countywide)	Code of Virginia, Title 15.2, Chapter 22 - Fairfax County Adopted on July 9, 2013, Fairfax Forward is a three-year work program by which the Fairfax County Comprehensive Plan is reviewed. A retrospective evaluation of the efficiency, effectiveness, accessibility, and impact of the Fairfax Forward process, with recommendations for future process revisions.	A. Klibaner	<b>D/O TO 5/25/16</b>

**Wednesday, April 27, 2016**

***Fairfax Forward PC Workshop on  
Submissions for the 2016 Plan Amendment  
Work Program***

***Board Auditorium at 7:00 p.m.***

[FAIRFAX FORWARD – 2016 COMPREHENSIVE PLAN AMENDMENT  
WORK PROGRAM](#)

[SUBMISSIONS FOR CONSIDERATION](#)

[FAIRFAX FORWARD WORKSHOP PROCEDURES](#)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, April 28, 2016**

Posted: 3/1/16  
Revised: 3/17/16

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2015-MV-032 <i>(Mount Vernon)</i>	Artis Senior Living, LLC (8911 Ox Road, Lorton, VA) <i>(Assisted living facility and increase in maximum permitted fence height)</i>	L. Arsenau	<b>P/H to 5/26/16</b>
RZ 2015-HM-005 <i>(Hunter Mill)</i>	Pulte Home Corporation (South of Sunset Hills Road, North of Dulles Toll Road and east of Michael Faraday Drive) <i>(I-4 to R-30)</i>	C. Bishop	<b>P/H to 6/16/16</b> <i>(from 2/18/16)</i> <i>(from 12/10/15)</i> <i>(from 12/9/15)</i>