

February 2005

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.)

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---|---|--|--|-----|-----|
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| 6 | 7 Board of Supervisors Meeting | 8 | 9 No Planning Commission Meeting | 10 Planning Commission Meeting View Agenda View Speakers List* | 11 | 12 |
| 13 | 14 | 15 | 16 Planning Commission Meeting View Agenda View Speakers List* | 17 Planning Commission Meeting View Agenda View Speakers List* | 18 | 19 |
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| 27 | 28 Board of Supervisors Meeting | Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of February will begin at 8:15 pm. | | | | |

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 2, 2005**

*Posted: 10/25/04
Finalized: 2/3/05*

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

Below is a list of the items 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.

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|---------------------------------|---------------------|-------------------------|
| FS-S04-80 | Sprint PCS, Balmoral Greens Ave | W. Hagen | Concur |

ITEMS SCHEDULED FOR DECISION ONLY

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|---|---------------------|--|
| RZ 2004-SP-001 | Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen | K. Crookshanks | Deferred to 2/3/05 (Deferred from 1/26/05) |
| Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson) | handicapped signs and cash deposits | J. Leavitt | Deferred to 2/17/05 (Deferred from 1/26/05) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|--------------------------|---------------------|--|
| SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031 | Silvio Diana | C. Lewis | D/O deferred to 3/17/05 (Moved from 11/18/04) |
| ZOA (Commissioner Hart) | Changes to Variance Uses | D. Pesto | Deferred Indefinitely (Deferred from 1/12/05) |

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-----------------------------------|---------------------|---|
| 2232-D04-13 | City of Falls Church School Board | L. Hush | P/H moved to 2/17/05 (Deferred from 12/9/04) |
| RZ 2004-MA-025 | Hechinger Enterprises | A. Shriber | P/H moved to 2/3/05 (Moved from 12/1/04) |
| SE 2004-SP-024 | Amerada Hess Corporation | W. Mayland | P/H moved to 3/9/05 (Moved from 11/18/04) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 2, 2005**

*Posted: 10/25/04
Finalized: 2/3/05*

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| KEY P/H – Public Hearing D/O – Decision Only |
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8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

PUBLIC FACILITIES MANUAL AMENDMENTS – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments 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 full text will also be available for inspection at the County’s Regional and Community Public Libraries. **Deferred to 2/17/05**

SPRINGFIELD DISTRICT

RZ 2004-SP-001 - GHOLAMREZA KHAMESI - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.17 dwelling units per acre (du/ac). Located on the E. side of Center Rd., approx. 250 ft. N. of its intersection with Cardinal Brook Ct. on approx. 1.84 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 79-3 ((6)) 41. **Deferred to 2/3/05**

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (VARIANCE USES) – To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: (1) To amend the Zoning Ordinance to establish a special permit to allow modifications of certain yard requirements for principal and accessory uses by up to 50%, or some lesser percentage as adopted by the Board, subject to criteria that (a) limit certain yard modifications such that the resultant yard must be a minimum of 5 feet or greater, except for certain permitted extensions; (b) prohibit the placement of a detached accessory structure in front yards where the placement of such structure is not permitted in that yard; (c) require that the resultant development is in character with existing on-site development, is harmonious with the development of adjacent properties, and will not adversely impact the use and enjoyment of adjacent properties; and (d) limit modifications to the minimum amount necessary to accommodate the structure given the existing environmental features and development on the lot, the existing development on adjacent property and/or to further the preservation of historic resources. (2) To establish a special permit to allow for an increase in fence or wall height up to 6 feet in any front yard, provided that such increase (a) is in character with existing development, is harmonious with the surrounding development and will

not adversely impact the use and/or enjoyment of adjacent properties; and (b) satisfies sight distance requirements. (3) To establish a special exception or a special permit to allow for a waiver of the minimum lot width requirements for residentially zoned properties and to establish a standard that provides that any waiver of lot width requirements shall result in a development that preserves existing vegetation, topography, historic resources and/or other environmental features to the greatest extent practical. (4) To allow, in conjunction with rezoning or special exception approval by the Board of Supervisors, or in conjunction with special permit approval by the Board of Zoning Appeals (BZA), the modification of minimum yard requirements for certain existing structures and uses provided that the existing structure or use complied with the applicable yards in effect when the use was established and that the yards have not been reduced to less than the required yards except by condemnation or acquisition for public purposes. (5) To allow the BZA to modify the 10 foot yard requirement between off-street parking spaces and the front lot line and/or the 10 foot peripheral parking lot screening requirement in conjunction with special permit approval. (6) To set forth the submission requirements for the new modification of certain yard requirements and the increase in fence and wall height special permits, and pursuant to authority granted by *Virginia Code* Section 15.2-2286(A)(6), to establish the following application fees: (a) \$190 for special permits for a modification of certain yard requirements and an increase in fence or wall height special permits; (b) \$190 for final development plan and development plan amendments for an increase in fence or wall height or the modification of minimum required yards on individual single family dwelling lots in P districts; and (c) \$1708 for a special exception or special permit to waive the minimum lot width requirements in residential districts. **Deferred indefinitely.**

LEE DISTRICT

SE 2003-LE-028 - SILVIO DIANA - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx 3.18 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1 pt., 2 pt., 3A pt. and 3B pt. (Concurrent with SE 2003-LE-029 and SE 2003-LE-031.) **Deferred to 3/17/05**

SE 2003-LE-029 - SILVIO DIANA - Appl. under Sect. 9-616 of the Zoning Ordinance to permit a driveway on residentially-zoned land for uses in an industrial district. Located at 7909 and 7915 Cinder Bed Rd. on approx. 14,628 sq. ft. of land zoned R-1. Tax Map 99-2 ((3)) 1 pt. and 2 pt. (Concurrent with SE 2003-LE-028 and SE 2003-LE-031.) **Deferred to 3/17/05**

SE 2003-LE-031 - SILVIO DIANA - Appl. under Sect. 5-604 of the Zoning Ordinance to permit a heavy industrial use (concrete mixing or batching plant). Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx. 12.05 ac. of land zoned I-6. Tax Map 99-2 ((3)) 1 pt, 2 pt, 3A pt and 3B. (Concurrent with SE 2003-LE-028 and SE 2003-LE-029.) **Deferred to 3/17/05**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 2, 2005**

Posted: 2/2/05

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| KEY P/H – Public Hearing D/O – Decision Only |
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DECISION ONLY:

RZ 2004-SP-001 - GHOLAMREZA KHAMESI (P/H on 1/26/05)

DEFERRALS:

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) - D/O to 2/17/05

ZONING ORDINANCE AMENDMENT (Variance Uses) (Hart) - P/H to indefinitely

CONSENT AGENDA ITEM:

FS-S04-70 - Sprint PCS, Balmoral Greens Avenue (Deadline 2/9/05)

SE 2003-LE-028 - SILVIO DIANA

SE 2003-LE-029 - SILVIO DIANA

SE 2003-LE-031 - SILVIO DIANA

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 3, 2005**

*Posted: 11/8/04
Finalized: 2/4/05*

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

Below is a list of the items 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 2004-SP-001 | Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen | K. Crookshanks | Recommended Approval (P/H on 1/26/05) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-----------------------------|---------------------|---|
| RZ 2004-MA-025 | Hechinger Enterprises | A. Shriber | Recommend Approval (Moved from 2/2/05) |
| FDPA 82-P-069-13-9 | Natick Virginia Realty Corp | W. Mayland | Approved (Moved from 1/27/05) |

ITEMS MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|-----------------------------|---------------------|---|
| CSPA 1999-PR-060 | Rocks Tysons Two LLC | P. Braham | P/H to 2/17/05 (Moved from 11/18/04) |
| RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011 | Colchester Land Company LLC | P. Braham | P/H to 3/17/05 (Moved from 12/9/04) |
| PCA 92-H-033 & SEA 79-C-007-4 | Geneva Enterprises, Inc. | P. Braham | P/H to 5/5/05 (Moved from 1/27/05) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 3, 2005**

*Posted: 1/17/05
Finalized: 2/4/05*

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| KEY P/H – Public Hearing D/O – Decision Only |
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8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2004-SP-001 - GHOLAMREZA KHAMESI - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.17 dwelling units per acre (du/ac). Located on the E. side of Center Rd., approx. 250 ft. N. of its intersection with Cardinal Brook Ct. on approx. 1.84 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 79-3 ((6)) 41. **Recommended Approval**

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

RZ 2004-MA-025 - HECHINGER ENTERPRISES - Appl. to rezone from C-6 and I-5 to C-6 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.26. Located N. of I-495 on the E. side of Backlick Rd. and S. of Hechinger Dr. on approx. 7.81 ac. of land. Comp. Plan Rec: Retail/Other and Office. Tax Map 80-2 ((1)) 23. **Recommended Approval**

SPRINGFIELD DISTRICT

FDPA 82-P-069-13-09 - NATICK VA REALTY CORP. - Appl. to amend the thirteenth final development plan for FDPA 82-P-069 previously approved for retail to permit the addition of a service station. Located on the S. side of Fair Lakes Blvd approx. 600 ft. S.W. of its intersection with Fair Lakes Pkwy. and S. of Fair Lakes Shopping Center La., on approx. 11.48 ac. of land zoned PDC. Tax Map 55-2 ((4)) 4. **Approved**

ITEMS DEFERRED TO FUTURE DATE

HUNTER MILL DISTRICT

PCA 92-H-033 - GENEVA ENTERPRISES, INC. T/A ROSENTHAL JAGUAR/LAND ROVER - Appl. to amend the proffers for RZ 92-C-033 previously approved for vehicle storage for a vehicle sales, rental and ancillary service establishment to permit site modifications. Located on the N. side of Spring Hill Rd., approx. 1,200 ft. E. of Leesburg Pi. on approx. 2.00 ac. of land zoned C-7. Comp. Plan Rec: Retail with options for office with a Floor Area Ratio (FAR) of .70. Tax Map 29-3 ((1)) 2D. (Concurrent with SEA 79-C-007-04.)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 3, 2005
Page 2**

SEA 79-C-007-04 - GENEVA ENTERPRISES, INC. T/A ROSENTHAL JAGUAR/LAND ROVER - Appl. under Sects. 4-704 and 7-607 of the Zoning Ordinance to amend SE 79-C-007 previously approved for a vehicle sales, rental and ancillary service establishment to permit building additions and site modifications. Located at 1580, 1586 and 1592 Spring Hill Rd. on approx. 7.84 ac. of land zoned C-7, HC and SC. Tax Map 29-3 ((1)) 2C and 2D. (Concurrent with PCA 92-H-033.)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 3, 2005**

Posted: 2/3/05

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| KEY P/H – Public Hearing D/O – Decision Only |
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DECISION ONLY:

RZ 2004-SP-001 - GHOLAMREZA KHAMESI (P/H on 1/26/05) [Recommended Approval](#)

DEFERRALS:

PCA 92-H-033 - GENEVA ENTERPRISES, INC. T/A ROSENTHAL JAGUAR/LAND ROVER –
[P/H to 5/5/05](#)

SEA 79-C-007-04 - GENEVA ENTERPRISES, INC. T/A ROSENTHAL JAGUAR/LAND ROVER –
[P/H to 5/5/05](#)

RZ 2004-MA-025 - HECHINGER ENTERPRISES - [Recommended Approval](#)

NO SPEAKERS

FDPA 82-P-069-13-09 - NATICK VA REALTY CORP. - [Approved](#)

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 10, 2005**

*Posted: 10/26/04
Revised: 3/2/05*

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

Below is a list of the items 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.

DEFERRED ITEMS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|-------------------------------------|--|---------------------|-------------------------|
| RZ 2004-PR-008 & FDP 2004-PR-008 | Edgemoore Land LLC | L. Shulenberg | D/O deferred to 3/3/05 |
| S04-III-FC1 | Out-of-Turn Plan Amendment (Center Pointe Church) | L. Hush | P/H deferred to 3/3/05 |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|------------------------------|-------------------------|---------------------|-------------------------|
| ZOA (Commissioner Wilson) | Non-conforming signs | C. Chambers | Approval Recommended |
| SEA 2004-MV-010 | Jerry Winchester | C. Belgin | Approval Recommended |

ADMINISTRATIVE ITEM

| <u>Item</u> | <u>PC Action</u> |
|------------------------|-------------------------|
| Committee Appointments | Approved |

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--------------------------------|-------------------------------|---------------------|-------------------------|
| ZOA (Commissioner Hart) | Temporary Special Permits | J. Reale | Deferred Indefinitely |
| 2232-V04-16 | Fairfax County Park Authority | L. Hush | Deferred Indefinitely |
| RZ 2004-MV-035 | Nita McCormick Goodhart Trust | C. Belgin | P/H to 4/14/05 |
| RZ 2004-PR-033 PCA 93-P-016 | Vintage Crest LC | C. Lewis | P/H moved to 3/17/05 |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 10, 2005**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS DEFERRED

PROVIDENCE DISTRICT

RZ 2004-PR-008/FDP 2004-PR-008 - EDGEMOORE LAND, LLC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3. [Deferred to 3/3/05](#)

SPRINGFIELD DISTRICT

S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 4 ac. generally located at Fair Oaks, (Tax Map 46-3 ((1)) 45-50 incl.) in the Springfield Supervisor District. The area is planned for institution and office uses. The Amendment will consider deleting Plan text regarding the location of a parking structure. Recommendations relating to the transportation network may also be modified. [Deferred indefinitely.](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (NON-CONFORMING SIGNS) - To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: Pursuant to authority granted by Va. Code Ann. § 15.2-2307 (LNMB 2004), the amendment to Sections 12-108 and 12-110 incorporates the option to allow the County to remove nonconforming abandoned signs and to charge the property owners the cost, and makes editing revisions concerning the removal of both abandoned conforming signs and nonconforming signs.

MOUNT VERNON DISTRICT

SEA 2004-MV-010 - JERRY L. WINCHESTER - Appl. under Sects. 2-904 and 9-601 of the Zoning Ordinance to amend SE 2004-MV-010 previously approved for uses in the floodplain to permit reduction of yard requirements for the reconstruction of certain single family dwellings destroyed by casualty. Located at 6430 Fourteenth St. on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (10) 31 (includes 32).

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 10, 2005

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| <u>KEY</u> P/H – Public Hearing D/O – Decision Only |
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Posted: 2/10/05
Finalized: 2/11/05

DEFERRALS:

RZ 2004-PR-008 - EDGEMOORE LAND, LLC (P/H on 11/17/04) – D/O to 3/3/05
FDP 2004-PR-008 - EDGEMOORE LAND, LLC " "

S04-III-FC1-OTPA (Center Pointe Church) (Springfield District) – P/H to 3/3/05

ADMINISTRATIVE:

Committee Appointments – Approved

INTENT TO DEFER:

2232-D04-13 – Mt. Daniel Elementary – P/H to 2/24/05
RZ 2004-MD-039 – P/H to Indefinitely
S 04-I-A1 – P/H to Indefinitely

ZONING ORDINANCE AMENDMENT (Non-Conforming Signs) (Wilson)

NO SPEAKERS

SEA 2004-MV-010 - JERRY L. WINCHESTER

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 16, 2005**

*Posted: 10/29/04
Revised: 2/17/05*

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| KEY P/H – Public Hearing D/O – Decision Only |
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Below is a list of the items 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

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|----------------------------|--|---------------------|-------------------------|
| SE 2004-MA-030 | Commerce Bank, NA | T. Swagler | Approval Recommended |
| S04-IV-MV3 | Out-of-Turn Plan Amendment (Mount Vernon) | M. Van Dam | Approval Recommended |
| FDPA 78-C-118-5 (Sully) | Kevin L. North | M. Stanfield | D/O deferred to 2/23/05 |
| RZ 2004-MD-039 | Board's Own Motion (Mason & Braddock Districts) | K. Crookshanks | To be deferred indef. |
| S04-I-A1 | Out-of-Turn Plan Amendment (Mason & Braddock Districts) | C. Q-Johnson | To be deferred indef. |

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-----------------------------|---------------------|-------------------------|
| AR 87-V-001-2 | Gary and Charlotte Knipling | T. Swagler | P/H to 2/23/04 |
| RZ/FDP 2002-SU-024 | Ivy Development, LC | K. Crookshanks | Deferred Indefinitely |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 16, 2005**

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

MASON and BRADDOCK DISTRICTS

S04-I-A1 - OUT-OF-TURN PLAN AMENDMENT and RZ 2004-MD-039 - BOARD OF SUPERVISORS' OWN MOTION - To consider proposed revisions to the Comprehensive Plan for Fairfax County and proposed changes in zoning. The Plan Amendment and rezoning application concerns 30.4 acres of commercially zoned property along Little River Turnpike and other Little River Turnpike frontage located between Heritage Drive and Championship Drive to the west and the Annandale Commercial Revitalization District (CRD) on the east. The subject property is located in the Mason and Braddock Supervisor Districts on Tax Map 59-4 ((6))1,3,4,5,10,19B,20,20A,20E; 60-3((12))5; 70-2((1))1A,9,10,11A,13; 71-1((1))74; 71-1((2))1A,1B,3,4,21; 71-1((34)) 1-16,; 71-1((35)) 1, 2, 4, 101, 102, 103, 104, 105, 201, 202, 203, 205, 206, 301, 302, 303, 304, 305, 306; 71-1((42)) 100A, 100B, 100C, 100D, 100E, 101A, 101B, 103A, 103B, 120A, 120B, 120C, 200A, 200B, 204, 206A, 206B, 208A, 208B, 210A, 210B, 210C, 310A, 310B, 310C, 310D, 310E, 325A, 325B, 325C, 325D; and portions of Tax Map 71-1((1))72,72A,75,75L; 71-1((3))1; 71-1((33)) ALL PARCELS. The subject property is planned for Office, Retail and Other, Residential 12-16, Residential 16-20 and Private Recreation as shown on the Comprehensive Land Use Plan Map and has C-2, C-3, C-4, C-6, R-2, R-20, HC and SC zoning. Plan Amendment S04-I-A1 considers adding land use recommendations to encourage future visual improvements and streetscape improvements consistent with the Annandale Community Business Center guidance for Little River Turnpike. The rezoning application is the Board of Supervisors' own motion to rezone to include the subject property in the Annandale CRD. **P/H DEFERRED INDEFINITELY.**

MASON DISTRICT

SE 2004-MA-030 - COMMERCE BANK, NA - Appl. under Sects. 4-704, 9-610 and 9-622 of the Zoning Ordinance to permit a drive-in-bank and waivers and modifications in commercial revitalization district (CRD) (waiver of lot size and width). Located in the N.W. quadrant of the intersection of Arlington Blvd. and Patrick Henry Dr. in the Willston Shopping Center on approx. 29,160 sq. ft. of land zoned C-7, CRD and SC. Tax Map 51-3 ((18)) 4 pt. **APPROVAL RECOMMENDED.**

MOUNT VERNON DISTRICT

S04-IV-MV3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns tax map parcel 102-4 ((1)) 72, an approximately 25.14 ac. parcel generally located between the Potomac River and the east side of East Boulevard Dr. along the George Washington Memorial Pkwy. in the Mount Vernon Supervisor District. The area is planned for residential use at 2-3 du/ac. The amendment will consider limiting development to one single family dwelling unit in addition to the existing single family dwelling unit and accessory structures. Alternative uses for the site may include a cultural center, museum, non-profit uses, sculpture park or school of special education or similar facilities. Recommendations relating to the transportation network may also be modified.

SULLY DISTRICT

FDPA 78-C-118-15 - KEVIN L. NORTH - Appl. to amend a portion of the final development plan for RZ 78-C-118 previously approved for PDH uses, both residential and commercial, to permit modification of certain minimum required yards on a single family detached lot. Located at 13223 Wrenn House La. on approx. 13,177 sq ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (17) 31.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, February 16, 2004

Posted: 2/16/05
Revised: 2/17/05

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| KEY P/H – Public Hearing D/O – Decision Only |
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DEFERRALS:

S04-I-A1 - OUT-OF-TURN PLAN AMENDMENT (Mason and Braddock Districts) – P/H to indefinitely
RZ 2004-MD-039 - BOARD OF SUPERVISORS' OWN MOTION – " "

SE 2004-MA-030 - COMMERCE BANK, NA

1. Lars Issa, President
Lee Boulevard Heights Citizens Assn.
3101 Olin Drive
Falls Church, VA 22044

FDPA 78-C-118-15 - KEVIN L. NORTH (Sully District)

1. Amy Krouse
13219 Wrenn House Lane
Herndon, VA 20171
2. John McEwan
9318 Ludgate Drive
Alexandria, VA 22309

S04-IV-MV3 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District)

1. John McEwan
9318 Ludgate Drive
Alexandria, VA 22309

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 17, 2005**

*Posted: 11/15/04
Finalized: 3/3/05*

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| KEY P/H – Public Hearing D/O – Decision Only |
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Below is a list of the items 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 DEFERRED

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--|-------------------------------------|---------------------|-------------------------|
| Public Facilities Manual Amendments – drainage divides, posting (Comm. Frost Wilson) | handicapped signs and cash deposits | J. Leavitt | D/O Deferred to 2/24/05 |
| 2232-D04-13 | City of Falls Church School Board | L. Hush | P/H deferred to 2/24/05 |
| CSPA 1999-PR-060 | Rocks Tysons Two LLC | P. Braham | P/H deferred to 2/24/05 |
| SE 2004-PR-026 | Chevy Chase Bank | B. Sherman | P/H deferred to 3/3/05 |

CONSENT AGENDA ITEMS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-------------------------|---------------------|-------------------------|
| FS-L04-72 | Sprint, Kingstowne | W. Hagen | Concur |

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|------------------------------------|---------------------|-------------------------|
| FS-B04-66 | Nextel, 9525 Little River Turnpike | W. Hagen | Concur |

PUBLIC HEARINGS

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-------------------------|---------------------|-------------------------|
| RZ 2004-MV-031 | Ivy Development, LC | R. Murray | Recommend Approval |
| FDP 2004-MV-031 | Ivy Development, LC | R. Murray | Approved |

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|---|---------------------|-------------------------|
| SE 2004-LE-033 | Franconia Lodge #646 Loyal Order of Moose, Inc | P. Braham | P/H to 3/3/05 |
| RZ 2004-MV-030 | Luken Company, LC | P. Braham | P/H to 3/23/05 |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 17, 2005**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEM SCHEDULED FOR DECISION ONLY

COUNTYWIDE

PUBLIC FACILITIES MANUAL AMENDMENTS – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments 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 full text will also be available for inspection at the County’s Regional and Community Public Libraries. [Deferred to 2/24/05](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [Deferred to 2/24/05](#)

MOUNT VERNON DISTRICT

RZ 2004-MV-031/FDP 2004-MV-031 - IVY DEVELOPMENT, LC - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.57 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Alban Rd., approx. 550 ft. W. of I-95 on approx. 3.12 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 99-3 ((1)) 3. [Recommended approval](#)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 17, 2005**

Posted: 2/17/05
Finalized: 2/18/05

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| KEY P/H – Public Hearing D/O – Decision Only |
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DEFERRALS:

SE 2004-PR-026 – CHEVY CHASE BANK – P/H to 3/3/05

2232-D04-13 – SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA (Mt. Daniel Elementary School) – P/H to 2/24/05

CSPA 1999-PR-060 – ROCKS TYSONS TWO LLC – P/H to 2/24/05

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) (P/H on 11/4/04) – D/O to 2/24/05

CONSENT AGENDA ITEM:

FS-L04-72 – Sprint, 5971 Kingstowne Village Parkway - Concur

FEATURE SHOWN:

FS-B04-66 – Nextel, 9525 Little River Turnpike - Concur

RZ 2004-MV-031 - IVY DEVELOPMENT, LC
FDP 2004-MV-031 - IVY DEVELOPMENT, LC

Greg Budnik
Director, Springfield Oaks HOA
P.O. Box 1214
Newington, VA 22122

Alan Umstead
8410 Terra Woods Dr.
Springfield, VA 22153

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 23, 2005**

*Posted: 10/26/04
Finalized: 2/24/05*

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| KEY P/H – Public Hearing D/O – Decision Only |
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Below is a list of the items 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> |
|----------------------------|-------------------------|---------------------|-------------------------|
| FDPA 78-C-118-5 (Sully) | Kevin L. North | M. Stanfield | Approved |

FEATURES SHOWN

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|-------------------------------|---------------------|-------------------------|
| FS-S04-57 | Cingular, 12465 Henderson Rd. | W. Hagan | Concur |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|---------------------------|----------------------------------|---------------------|----------------------------------|
| AR 87-V-001-2 | Gary and Charlotte Knipling | T. Swagler | Recommend Approval |
| AR 87-D-002-2 | 1999 Land Acquisitions, LLC | T. Swagler | Recommend Approval |
| AR 87-S-003-2 | Eric Cox Trust & Richard Trust | T. Swagler | Recommend Approval |
| AR 96-D-001 | David B. & Marilyn M. Stewart | T. Swagler | Recommend Approval |
| SE 2004-DR-031 | River Bend Golf & Country Club | A. Shriber | P/H held; D/O deferred to 3/9/05 |
| SEA 84-M-121-2 | Westminster School, Incorporated | W. Mayland | Recommend Approval |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 23, 2005**

7:30 p.m. The Transportation Committee met in the Board Conference Room to discuss proposed Transportation Policy Plan amendments, public outreach meetings, and other proposed plans.

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

SULLY DISTRICT

FDPA 78-C-118-15 - KEVIN L. NORTH - Appl. to amend a portion of the final development plan for RZ 78-C-118 previously approved for PDH uses, both residential and commercial, to permit modification of certain minimum required yards on a single family detached lot. Located at 13223 Wrenn House La. on approx. 13,177 sq ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (17) 31. [Approved](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

AR 96-D-001 - DAVID B. & MARILYN M. STEWART - Appl. to renew a Local A&F District authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the N. and E. sides of Creamcup La. and on the W. side of Milkweed Dr. on approx. 20.38 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 7-1 ((10)) 20 V/Z; 7-3 ((5)) 17 V/Z, 18 V/Z and 19 V/Z. [Recommended Approval](#)

AR 87-D-002-02 - 1999 LAND ACQUISITIONS, LLC - Appl. to renew Local A&F District authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the E. side of Leigh Mill Rd. approx. 500 Ft. N. of its intersection with Kelso Rd. on approx. 43.98 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 13-4 ((1)) 47 V/Z. [Recommended Approval](#)

SE 2004-DR-031 - RIVER BEND GOLF AND COUNTY CLUB, INC. - Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a country club and golf course. Located at 9901 Beach Mill Rd. on approx. 175.80 ac. of land zoned R-E. Tax Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, 41 and 8-3 ((1)) 4. [P/H held; D/O deferred to 3/9/05](#)

MASON DISTRICT

SEA 84-M-121-02 - WESTMINSTER SCHOOL, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-M-121 previously approved for a private school of general education, to permit a caretakers residence. Located at 3819 Gallows Rd. on approx. 4.68 ac. of land zoned R-3. Tax Map 60-3 ((24)) 4, 5 and 5A. [Recommended Approval](#)

MOUNT VERNON DISTRICT

AR 87-V-001-02 - GARY D. KNIPLING AND CHARLOTTE J. KNIPLING - Appl. to renew a Local A&F District authorized by Chapter 115 (County Code), effective June 30, 1983. Located S.E. and S.W. of Harley Rd., approx. 0.6 miles S. of Gunston Rd. on approx. 36.75 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 118-1 ((3)) V/Z, 118-2 ((1)) 6 V/Z, 118-2 ((2)) 10 V/Z, 118-2 ((5)) V/Z, 1 V/Z, 2 V/Z and 7 V/Z. [Recommended Approval](#)

SULLY DISTRICT

AR 87-S-003-02 - ERIC D. COX TRUST & GINA T. RICHARD TRUST - Appl. to renew a Local A&F District authorized by Chapter 115 (County Code), effective June 30, 1983. Located in the S.W. quadrant of the intersection of Braddock Rd. and Pleasant Valley Rd. on approx. 116.90 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 43-1 ((1)) 13 V/Z, 14 V/Z and 15 V/Z. [Recommended Approval](#)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 23, 2005**

*Posted: 2/23/05
Finalized: 2/24/05*

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|---|
| KEY P/H – Public Hearing D/O – Decision Only |
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DECISION ONLY:

FDPA 78-C-118-15 - KEVIN L. NORTH (Sully District) (P/H on 2/16/05)

FEATURE SHOWN:

FS-S04-57 - Cingular Wireless, 12465 Henderson Road (Deadline 2/25/05)

AR 87-S-003-02 - ERIC D. COX TRUST & GINA T. RICHARD TRUST

NO SPEAKERS

AR 96-D-001 - DAVID B. & MARILYN M. STEWART

NO SPEAKERS

AR 87-D-002-02 - 1999 LAND ACQUISITIONS, LLC

NO SPEAKERS

AR 87-V-001-02 - GARY D. KNIPLING AND CHARLOTTE J. KNIPLING

NO SPEAKERS

SEA 84-M-121-02 - WESTMINSTER SCHOOL, INC.

NO SPEAKERS

SE 2004-DR-031 - RIVER BEND GOLF AND COUNTY CLUB, INC.

- | | |
|---|---|
| 1. Barbir Brar 9903 Beach Mill Road Great Falls, VA 22066 | 2. Peter Matthews 437 Walker Road Great Falls, VA 22066 |
|---|---|

Posted: 11/8/04
Revised: 2/24/05

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, February 24, 2005

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| KEY P/H – Public Hearing D/O – Decision Only |
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MEETING CANCELLED DUE TO INCLEMENT WEATHER

Below is a list of the items 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> |
|--|-------------------------------------|--------------|--|
| Public Facilities Manual Amendments – drainage divides, posting (Comm. Frost Wilson) | handicapped signs and cash deposits | J. Leavitt | Intend to defer to 3/3/05 (Deferred from 2/17/04) |

ITEMS SCHEDULED FOR PUBLIC HEARING

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--------------------|-----------------------------------|--------------|------------------|
| S01-CW-15CP | Fairfax County Park Authority | S. Stallman | Moved to 3/16/05 |
| CSPA 1999-PR-060 | Rocks Tysons Two LLC | P. Braham | Moved to 3/16/05 |
| 2232-D04-13 | City of Falls Church School Board | L. Hush | Moved to 3/16/05 |

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

| <u>Application</u> | <u>Applicant</u> | <u>Staff</u> | <u>PC Action</u> |
|--------------------|--------------------------|--------------|---|
| RZ 2004-PR-024 | Anthony Development LTD. | C. Belgin | Deferred to 3/23/05 (Moved from 12/2/04) |
| RZ/FDP 2004-LE-012 | MDP Groveton LLC | C. Lewis | Deferred to 5/5/05 (Moved from 12/9/04) |
| RZ/FDP 2004-LE-026 | JCE, Inc. | C. Belgin | Deferred to 3/17/05 (Moved from 1/13/05) |

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 24, 2005**

MEETING CANCELLED DUE TO INCLEMENT WEATHER

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

PUBLIC FACILITIES MANUAL AMENDMENTS – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments 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 full text will also be available for inspection at the County's Regional and Community Public Libraries. **Intend to defer decision to 3/3/05**

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan amendment will consider revising information, objectives and policies for the Parks and Recreation section of the Policy Plan element in the 2003 edition of the Comprehensive Plan for Fairfax County, VA, as subsequently amended. This summary of the proposed Plan amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process. **MOVED TO 3/16/05**

DRANESVILLE DISTRICT

2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. **MOVED TO 3/16/05**

PROVIDENCE DISTRICT

CSPA 1999-PR-060 - ROCKS TYSONS TWO LLC - Appl. to amend the previously approved Comprehensive Sign Plan for CSP 99-PR-060. Located on the S. side of Leesburg Pi. approximately 200 ft. W. of its intersection with Gallows Rd. on approx. 3.77 ac. of land zoned PDC, HC and SC. Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11 and 30. **MOVED TO 3/16/05**