

February 2007

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

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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

Thursday, February 1, 2007

Posted: 9/25/06
Revised: 2/2/07

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>
Centreville Historic District Items			<i>(from 1/18/07)</i>
Plan Amendment ST-04-III-BR1		M. Van Dam	APPROVAL REC
Plan Amendment APRs 04-III-7BR/6BR/11BR/12BR		M. Van Dam	DENIAL REC
Plan Amendment S05-III-BR1		M. Van Dam	APPROVAL REC
Zoning Ordinance Amendment		C. Chambers	APPROVAL REC
RZ 2006-SU-030		T. Strunk	APPROVAL REC
<i>(Sully)</i>			
ZO Amendment <i>(Countywide)</i> <i>(Commissioner Hart)</i>	Lot widths	D. Pesto	APPROVAL REC <i>(from 1/25/07)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendment <i>(Countywide)</i>	Low Impact Development	J. Freidman <i>(Commissioner Alcorn)</i>	D/O to 2/22/07 <i>(from 10/25/06)</i>
PFM Amendment <i>(Countywide)</i>	Private Streets Update	J. Cronauer <i>(Commissioner Hart)</i>	APPROVAL REC
Erosion & Sedimentation Control Ordinance Amendment <i>(Countywide)</i>	Wetland Mitigation Banks	J. Cronauer <i>(Commissioner Hart)</i>	APPROVAL REC
CSP 2003-PR-009 <i>(Providence)</i>	Merrifield Town Center LP	J. Papp	APPROVED <i>(from 1/18/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-MD06-10 <i>(Dransville, Hunter Mill, and Providence)</i>	WMATA (Dulles Metrorail Extension)	D. Jillson	P/H to 12/7/06 <i>(from 9/13 & 11/2/06)</i>
RZ 2006-PR-017 & FDP 2006-PR-017 <i>(Providence)</i>	Prospect Development Co.	A. Hushour	P/H to 4/4/07 <i>(from 10/12 & 11/9/06)</i>
RZ 2006-PR-013 & SE 2006-PR-005 <i>(Providence)</i>	Washington Property Company	A. Hushour	P/H to 2/15/07 <i>(from 9/21 & 11/30/06)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 1, 2007

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

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (LIDS) - To amend the Public Facilities Manual (PFM) of the County of Fairfax, Virginia. The proposed amendments incorporate design and construction standards and related plates, plan submission requirements, and requirements for the release of bonds and conservation escrows for 6 Low Impact Development (LID) stormwater management practices into Chapter 6 (Storm Drainage). The 6 practices are: pervious pavement, bioretention filters and basins, vegetated swales, tree box filters, vegetated roofs, and reforestation. The proposed amendments also incorporate a publication reference in Chapter 13 (Structure, Interpretations, Definitions, Abbreviations, & Unit Conversion Tables). Copies of the aforementioned amendments to the PFM 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. D/O to 2/22/07**

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (PRIVATE STREETS) - To amend the Public Facilities Manual (PFM), and Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia. The proposed amendments provide that any and all streets that are not constructed to meet the standards necessary for inclusion in the system of state highways, or are not intended for inclusion in the system of state highways, shall be privately maintained and shall not be eligible for acceptance into the system of state highways unless improved to current Virginia Department of Transportation (VDOT) standards with funds other than those appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board. The amendments also require that a statement to this effect must be included on plans and subdivision plats, which include private streets that are not to be built to VDOT standards or are not intended for inclusion in the system of state highways. 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**

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (WETLAND MITIGATION BANKS) - To amend the Public Facilities Manual (PFM), and Chapter 104 (Erosion and Sedimentation Control Ordinance) of The Code of the County of Fairfax, Virginia to reflect an amendment to State law approved March 31, 2006. The proposed amendments to the Erosion and Sedimentation Control Ordinance provide that any person engaging in the creation and operation of wetland mitigation banks in multiple jurisdictions in the Commonwealth, which have been approved and are operated in accordance with applicable federal and state guidance, laws, or regulations for the establishment, use, and operation of mitigation banks, pursuant to a permit issued by the Department of Environmental Quality, the Marine Resources Commission, or the U.S. Army Corps of Engineers, may file general erosion and sediment control specifications for wetland mitigation banks annually with the Virginia Soil and Water Conservation Board for review and approval in accordance with Section 10.1-563.E of the *Code of Virginia*, in lieu of a conservation plan submission to the County. 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

CSP 2003-PR-009 - MERRIFIELD TOWN CENTER LP - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed use development approved in RZ 2003-PR-009. Located approx. 300 ft. S.W. of the intersection of Gallows Rd. and Lee Hwy. and N. and S. of Strawberry La. (Merrifield Town Center) on approx. 5.33 ac. of land zoned PRM and HC. Tax Map 49-4 ((1)) 8A, and 11C. **PROVIDENCE DISTRICT. APPROVED**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 1, 2007

Posted: 2/1/07
Revised: 2/2/07

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

DECISIONS ONLY:

CENTREVILLE HISTORIC DISTRICT ITEMS (SULLY DISTRICT) (P/H on 1/18/07)
ST-04-III-BR1 **APPROVAL RECOMMENDED**
S05-III-BR1 **APPROVAL RECOMMENDED**
APRS 04-III-6BR/11BR/12BR **DENIAL RECOMMENDED**
ZONING ORDINANCE AMENDMENT **APPROVAL RECOMMENDED**
RZ 2006-SU-030 **APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (LOT WIDTHS) (HART) (P/H on 1/11/07) **APPROVAL RECOMMENDED**

DEFERRALS:

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY - **P/H to 3/14/07**
SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY - **P/H to 3/14/07**

RZ 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY - **P/H to 4/04/07**
FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY - **P/H to 4/04/07**

CSP 2003-PR-009 - MERRIFIELD TOWN CENTER LP **APPROVED**
NO SPEAKERS

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (PRIVATE STREETS)
APPROVAL RECOMMENDED

NO SPEAKERS

CHAPTER 104 COUNTY CODE AMENDMENTS (WETLAND MITIGATION BANKS)
APPROVAL RECOMMENDED

NO SPEAKERS

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (LIDS) **D/O to 2/22/07**

- | | |
|--|---|
| <p>1. Mike Rolband
National Assn of Industrial &
Office Properties
6285 Clifton Road
Clifton, VA 20124</p> <p>2. Hessam Nabavi
Virginia Redimixed Concrete Assn
6470 Freetown Road
Suite 200-25
Columbia, MD 21044</p> | <p>3. Mike Newman
2568 Holly Manor Drive
Falls Church, VA 22043</p> <p>4. Flint Webb
8308 Westchester Drive
Vienna, VA 22182</p> <p>5. Ross Pickford
5906 Veranda Drive
Springfield, VA 22152</p> |
|--|---|

FAIRFAX COUNTY PLANNING COMMISSION

MEETING HAS BEEN CANCELLED

Wednesday, February 7, 2007

*Posted: 9/25/06
Revised: 2/2/07*

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

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ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ZOA (PRC Density) <i>(All District)</i> <i>(Commissioner de la Fe)</i>	Department of Public Works & Environmental Services	E. Perry	P/H to 2/22/07
RZ/FDP 2006-LE-026 <i>(Lee)</i>	Eastwood Properties Inc.	C. Lewis	P/H to 2/22/07 <i>(from 2/8/07)</i>
RZ/FDP 2006-PR-027 & SEA 00-P-050 <i>(Providence)</i>	TCR Mid-Atlantic Properties & Fairfax Ridge Development & Unit Owners Association	T. Strunk	P/H to 2/22/07
PCA 2004-DR-023-2 & SEA 00-D-006-3 <i>(Dranesville)</i>	Oakcrest School	C. Lewis	P/H to 3/14/07 <i>(from 2/8/07)</i>
RZ 2005-SP-033 <i>(Springfield)</i>	Centerpointe Church at Fair Oaks (Legato Road)	T. Strunk	P/H to 3/21/07 <i>(from 11/30/06)</i>
S06-III-BR1 <i>(Sully)</i>	Out-of-Turn Plan Amendment Centreville Suburban Sub-Unit (C2)	C. Quintero-Johnson	P/H to 2/28/07

***** MEETING HAS BEEN CANCELLED*****
FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 7, 2007

8:15 p.m. MEETING HAS BEEN CANCELLED

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD - Appl. to rezone from R-1, C-3, and HC to C-3 and HC for a place of worship with child care center/nursery school with an overall Floor Area Ratio (FAR) of 0.50 or office and other C-3 uses with an overall FAR of 1.0. Located at the S.W. quadrant of the intersection of Legato Rd. and Legato Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: Fairfax Center Area, office at 1.0 FAR with option for church at 0.50 at the overlay level. Tax Map 46-3 ((1)) 45 – 50 and a portion of the prescriptive right-of-way for Legato Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Rd. to proceed under Section 33.1-151 of the *Code of Virginia*.) **SPRINGFIELD DISTRICT. P/H to 3/21/07**

S06-III-BR1 - 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. 3 ac. generally located on Old Centreville Road, south of Braddock Road (Tax Map Numbers 54-4((1))81, 82, and a portion of 54-4((8))(6)K). Parcels 54-4((1))81 and 82 are planned for residential use at 16-20 du/ac. Parcel 54-((8))(6)K is planned for Public Park.. The Amendment will consider office use up to .30 FAR and Public Park. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT. P/H to 2/28/07**

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 8, 2007

Posted: 9/25/06
Revised: 2/9/07

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Countywide) (Commissioner Alcorn)	Residential storage units (pods)	J. Reale	D/O to 2/28/07 (from 12/7/06)
ST07-CW-1CP (Countywide) (Commissioner Alcorn)	Transit-Oriented Development (TOD)(Policy Change Amendment to Comprehensive Plan)	D. Albert	D/O to 2/28/07

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2006-LE-026 (Lee)	Eastwood Properties Inc.	C. Lewis	P/H to 2/7/07
PCA 2004-DR-023-2 & SEA 00-D-006-3 (Dransville)	Oakcrest School	C. Lewis	P/H to 2/7/07

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 8, 2007

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

ST07-CW-1CP - TRANSIT-ORIENTED DEVELOPMENT PLAN AMENDMENT - To consider proposed revisions to the policy portion of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 to add a definition and principles for transit-oriented development. Significant proposed revisions include addition of objectives and associated policies on transit-oriented development, an appendix on guidelines for transit-oriented development, and a glossary definition of transit-oriented development. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. D/O to 2/28/07**

ZONING ORDINANCE AMENDMENT (RESIDENTIAL PODS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow temporary portable storage containers up to 8 ½ feet in height in any yard on a lot developed with a dwelling unit as follows: (A) On lots developed with single family detached dwellings allow up to 260 square feet of temporary portable storage container uses for a time period not to exceed a total of 90 days within any consecutive 6 month period; (B) On lots developed with single family attached or multiple family dwellings allow up to 130 square feet of temporary portable storage container uses for each dwelling for a time period not to exceed a total of 30 days within any consecutive 6 month period; (C) Where a dwelling has been destroyed or damaged by casualty and when the dwelling is to be rebuilt or repaired, allow up to 260 square feet of temporary portable storage container uses for up to 9 months or for the period of an active Building Permit, whichever is shorter; (D) All temporary portable storage containers shall not be located in any required open space or landscaped area or on any sidewalk or trail; such containers shall meet the sight distance requirements on corner lots and shall not be placed in a location that blocks or interferes with vehicular or pedestrian circulation; and (E) Signage on all temporary portable storage containers shall only identify the storage provider and shall not include information that identifies any other product or service. 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 website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 2/28/07**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 8, 2007

Posted: 2/8/07
Revised: 2/9/07

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

FEATURES SHOWN: CONCUR

FS-D06-108 - Clearwire, U.S. LLC, I-495 & Georgetown Pike (Deadline 2/18/07)

FS-M06-124 - Clearwire, U.S., LLC. 3800 Powell Lane (Deadline 3/19/07)

ZONING ORDINANCE AMENDMENT (RESIDENTIAL PODS) D/O to 2/28/07

- | | |
|---|---|
| 1. John Tompkins, President
Portable On-Demand Storage
8422 Wellington Road
Manassas, VA 20109 | 3. Aubrey Stowell, President
Boxcart
14790 Flint Lee Road, Suite 300
Chantilly, VA 20151 |
| 2. Bruce Jennings
Virginia Self Storage Assn
3980 Pickett Road
Fairfax, VA 22031 | 4. Ralph Miller
1-800-Pack-Rat, LLC
3900 Stonecroft Boulevard, Suite R
Chantilly, VA 20151 |

ST07-CW-1CP - POLICY PLAN AMENDMENT (DEFINITION AND PRINCIPLES FOR TRANSIT-ORIENTED DEVELOPMENT) D/O to 2/28/07

- | | |
|---|---|
| 1. Hunter McCleary
Fairfax Advocates for Better Bicycling
2205 Trott Avenue
Vienna, VA 22181 | 7. Michael Horwatt
12114 Chancery Station Circle
Reston, VA 20190 |
| 2. Albert Riveros
6443 Arlington Boulevard
Falls Church, VA 22042 | 8. Jeff Fairfield
459 Herndon Parkway
Herndon, VA 20170 |
| 3. John Bowman
South Reston Park & Ride Neighbors
12229 Quorn Lane
Reston, VA 20191 | 9. Jody Bennett
1459 Hunter View Farms
Vienna, VA 22182 |
| 4. Sally Ormsby
9114 Coronado Terrace
Fairfax, VA 22031 | 10. Deborah Reyher
8628 Redwood Drive
Vienna, VA 22180 |
| 5. Roger Diedrich
Sierra Club
3322 Prince William Drive
Fairfax, VA 22031 | 11. Bruce Bennett
1459 Hunter View Farms
Vienna, VA 22182 |
| 6. Stewart Schwartz
Coalition for Smarter Growth
4000 Albemarle Street, NW, Suite 310
Washington, DC 20016 | |

***NOTE: THIS MEETING HAS BEEN CANCELLED**
FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 14, 2007

Posted: 10/10/06
Revised: 1/12/07

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
ZO Amendment (Countywide)	State Code non-conformities	P. Mathes	P/H to 3/1/07 (from 1/25/07)
RZ 2006-HM-019 & PCA 79-C-037-6 (Hunter Mill)	Inland Real Estate Group	J. D. Moss	P/H to 3-14-07
RZ 2005-LE-021 & FDP 2005-LE-021 (Lee)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	P/H to 3/7/07 (from 11/15/06)
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	P/H to 2/15/07 (from 11/9/06)
2232-L06-13 (Lee)	Department of Public Works & Environmental Services	L. Hush	P/H to 2/15/07 (from 1/10/07)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 15, 2007

MEETING HAS BEEN CANCELLED

Posted: 10/10/06
Revised: 2/20/07

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>
SE 2006-PR-023 (Providence)	Wonder Kids Child Care, Inc.	A. Hushour	DEFER INDEF (from 1/25/07)

ITEMS SCHEDULED FOR PUBLIC HEARING
MEETING CANCELLED (SEE BELOW)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-PR-041 & FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	P/H to 3/21/07 (from 1/10/06)
2232A-D05-14-1 (Dranesville)	Nextel Communications (Beach Mill Rd., Seneca Rd.) (Increase in height for 15 poles & one new pole)	D. Jillson	P/H to 3/15/07 (from 3/7/07)
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	P/H to 3/14/07 (from 2/1/07)
RZ 2006-HM-024 (Hunter Mill) (Providence)	Sekas Homes Ltd.	A. Hushour	P/H to 2/22/07 (from 1/11/07)
RZ 2006-PR-029 (Providence)	Cedar Lane Development LLC	A. Hushour	P/H to 3/14/07
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	P/H to 3/15/07 (from 2/14/07)
2232-L06-13 (Lee)	Department of Public Works & Environmental Services	L. Hush	P/H to 3/15/07 (from 2/14/07)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 14, 2007

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 14, 2007**

FAIRFAX COUNTY PLANNING COMMISSION
MEETING HAS BEEN CANCELLED
THURSDAY, FEBRUARY 15, 2007

8:15 p.m. MEETING HAS BEEN CANCELLED

ITEM SCHEDULED FOR DECISION ONLY

SE 2006-PR-023 - WONDER KIDS CHILD CARE, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to amend a previously approved special permit for a child care center with a maximum enrollment of 12 children to permit a special exception for a child care center with a maximum enrollment of 36 children. Located at 8615 Hilltop Rd. on approx. 31,750 sq. ft. of land zoned R-1. Tax Map 49-1 ((5)) 17A. **PROVIDENCE DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2006-HM-024 - SEKAS HOMES, LTD - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.75 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 100 ft. S. of its intersection with Liberty Tree La. on approx. 4.0 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((1)) 31. **HUNTER MILL DISTRICT.**

2232-L06-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES - Appl. to expand the residential treatment program operated by the Fairfax-Falls Church Community Services Board (demolish the existing structure and construct a new building and related improvements) at 8247 Gregory Drive, Alexandria. Tax Map 101-4 ((4)) 6, and 7. Area IV. 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. **LEE DISTRICT.**

RZ 2006-PR-012 - CB COMPANIES, LLC - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.0 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Providence St. and Helena Dr. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-4 ((1)) 219. **PROVIDENCE DISTRICT.**

DETAILED MEETING AGENDA
Thursday, February 15, 2007

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.**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, February 21, 2007

Posted: 10/10/06
Revised: 10/11/06

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

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ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
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None at this time

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

None at this time

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 22, 2007

Posted: 10/10/06
 Revised: 2/26/07

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>
PFM Amendment (Countywide)	Low Impact Development	J. Freidman (Commissioner Alcorn)	APP REC (Option 2) (P/H on 2/1/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZOA (PRC Density) (All District) (Commissioner de la Fe)	Department of Planning & Zoning	E. Perry	D/O to 3/15/07 (from 2/7/07)
SE 2006-MA-027 (Mason)	Joanne Krause 8106 Accotink Drive (Fill in Floodplain)	T. Strunk	D/O to 2/28/07 (from 3/1/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 92-P-001-5 (Providence)	The Mitre Corporation	C. Lewis	P/H to 4/26/07
CSP 2004-PR-044 (Providence)	Tysons Corner Holdings LLC & Tysons Corner Property Holdings LLC	P. Braham	P/H to 3/7/07 (from 1/18/07)
RZ/FDP 2006-PR-027 & SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties & Fairfax Ridge Development & Unit Owners Association	T. Strunk	P/H to 3/22/07 (from 2/7/07)
RZ 2006-HM-020 FDP 2006-HM-020 (Hunter Mill)	Winchester Homes, Inc.	B. O'Donnell	P/H to 3/21/07 (from 11/29/06)
RZ/FDP 2006-LE-026 (Lee)	Eastwood Properties Inc.	C. Lewis	P/H to 3/22/07 (from 2/7/07)
RZ 2006-HM-024 (Hunter Mill) (Providence)	Sekas Homes Ltd.	A. Hushour	P/H to 3/14/07 (from 2/15/07)
RZ 2006-PR-022 & FDP 2006-PR-022 (Providence)	Van Metre Homes at Suncrest LLC	C. Lewis	D/O to 3/21/07 (from 1/18/07)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 21, 2007**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 21, 2007**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 22, 2007**

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 (LIDS) - To amend the Public Facilities Manual (PFM) of the County of Fairfax, Virginia. The proposed amendments incorporate design and construction standards and related plates, plan submission requirements, and requirements for the release of bonds and conservation escrows for 6 Low Impact Development (LID) stormwater management practices into Chapter 6 (Storm Drainage). The 6 practices are: pervious pavement, bioretention filters and basins, vegetated swales, tree box filters, vegetated roofs, and reforestation. The proposed amendments also incorporate a publication reference in Chapter 13 (Structure, Interpretations, Definitions, Abbreviations, & Unit Conversion Tables). Copies of the aforementioned amendments to the PFM 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. (OPTION 2 – APPROVAL RECOMMENDED)**

RZ 2006-PR-022/FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, L.L.C. - Appls. to rezone from PDH-3 and R-1 to PDH-3 to permit residential development at a density of 2.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Electric Ave., E. side of Woodford Rd. and at the terminus of Suncrest La. on approx. 13.16 ac. of land. Comp. Plan Rec: 2-3 du/ac with an option for 3-4 du/ac. Tax Map 39-3 ((1)) 57; 39-1 ((49)) B, C, 6-11, 18-25; 39-3 ((50)) A, E, F, 1-5, 12-17, and 26-33. **PROVIDENCE DISTRICT. D/O to 3/22/07**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (PRC DENSITY) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Modify the Planned Residential Community (PRC) District provisions to [1] clarify that only that land area included in the initial establishment of a PRC District shall be under single ownership or control; [2] revise the persons per dwelling unit factor for single family detached dwellings from 3.5 to 3.0 persons, for single family attached dwellings (townhouses) from 3.0 to 2.7 persons, and that

new multifamily factor of 2.1 persons per dwelling unit replace the 2.5 persons per garden apartment and the 2.0 persons per elevator apartment unit; [3] delete the provision that the population factors be reviewed at least every three years and that within three years following the commencement of residential construction within a PRC community the factors be reviewed and become fixed for that community; [4] change the PRC plan process from an administrative approval by the Department of Public Works and Environmental Services to a legislative approval process that requires public hearings before both the Planning Commission and the Board of Supervisors and delete the provision that an approved PRC plan is valid for three years unless a site plan is approved within that time. Further, pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), change the fee associated with PRC plan submission and review from \$4275 for each plan submission to a base fee of \$4410 plus \$140 per acre. 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 website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 3/15/07**

RZ 2006-HM-024 - SEKAS HOMES, LTD. - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.75 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 100 ft. S. of its intersection with Liberty Tree La. on approx. 4.0 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((1)) 31. **HUNTER MILL DISTRICT. P/H to 3/14/07**

RZ 2006-LE-026/FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.94 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lackawanna Dr. and Dudrow Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 90-3 ((3)) 6, 7, and 8. **LEE DISTRICT. P/H to 3/22/07**

SE 2006-MA-027 - JOANNE KRAUSE - Appl. under Sects. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 8106 Accotink Dr. on approx. 23,825 sq. ft. of land zoned R-2. Tax Map 59-4 ((2)) 45. Water Quality Encroachment Request #6843-WRPA-001-1 and Water Quality Impact Assessment (WQIA) 6843-WQ-001-1, application for an exception to re-construct a single family dwelling within a Resource Protection Area (RPA), under the provisions of CBPO Section 118-6-7. **MASON DISTRICT. D/O to 2/28/07**

Posted: 2/22/07
Revised: 2/23/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 22, 2007

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

DECISION ONLY:

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (LIDS) (P/H on 2/01/07)
APPROVAL RECOMMENDED (Option 2)

DEFERRALS:

RZ 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) - **D/O to 3/22/07**
FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) - **D/O to 3/22/07**

SE 2006-PR-023 - WONDER KIDS CHILD CARE, INC. (P/H on 1/25/07) - **D/O to indefinite date**

RZ/FDP 2006-PR-027 and SEA 00-P-050 - TCR MID-ATLANTIC PROPERTIES & FAIRFAX RIDGE DEVELOPMENT & UNIT OWNERS ASSOCIATION - **P/H to 3/22/07**

RZ 2006-HM-024 - SEKAS HOMES, LTD - **P/H to 3/14/07**

RZ 2006-LE-026 - EASTWOOD PROPERTIES, INC. - **P/H to 3/22/07**
FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC. - **P/H to 3/22/07**

ADMINISTRATIVE REVIEW: APPROVED

Architectural renderings for Metro Park, Phase 8, Plan 6836-SP-II (Lee District)

CONSENT AGENDA ITEM: CONCUR

FS-M06-116 - Nextel, 5596 Malone Ridge Street & 5573 Harrington Falls Lane (Deadline 3/07/06)

SE 2006-MA-027 - JOANNE KRAUSE (Staff: Tracy Strunk) **D/O to 2/28/07**

- | | |
|--|--|
| 1. David Raden
3801 Lake Boulevard
Annandale, VA 22003 | 3. Richard Washco
3918 Millcreek Drive
Annandale, VA 22003 |
| 2. David Ball
7014 Old Brentford Road
Alexandria, VA 22310 | 4. Linda Freidman
1229 North Taylor Street
Arlington, VA 22201 |
| | 5. Shulamit Widawsky
8104 Accotink Drive
Annandale, VA 22003 |

ZONING ORDINANCE AMENDMENT (PRC DENSITY) - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTS SERVICES (de la Fe) (Staff: Elizabeth Perry) **D/O to 3/15/07**

- | | |
|---|--|
| 1. Terrill D. Maynard
2217 Wakerobin Lane
Reston, VA 20191 | 3. Joe Stowers
11448 Waterview Cluster
Reston, VA 20190 |
| 2. Mike Corrigan, President
Reston Citizens Association
11214 Wedge Drive
Reston, VA 20190 | 4. Robert Goudie
Alliance of Reston Clusters & Homeowners
1892 Crescent Park Drive
Reston, VA 22190 |

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 22, 2007

Page 2

ZONING ORDINANCE AMENDMENT (PRC DENSITY) - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTS SERVICES (de la Fe) (Staff: Elizabeth Perry) **(Continued)**

5. Jennifer Blackwell, President
Reston Association
11270 Center Harbor Road
Reston, VA 20194

6. David Edwards
11701 Blue Smoke Trail
Reston, VA 20191

7. Bob Simon
11400 Washington Plaza West
Reston, VA 20190

8. Benjamin Tompkins, Esquire
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, February 28, 2007

Posted: 10/10/06
Revised: 3/1/07

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>
ZO Amendment (Countywide) (Commissioner Alcorn)	Residential storage units (pods)	J. Reale	D/O to 3/14/07 (P/H on 2/8/07)
ST07-CW-1CP (Countywide) (Commissioner Alcorn)	Transit-Oriented Development (TOD)(Policy Change Amendment to Comprehensive Plan)	D. Albert	APPROVAL REC (P/H on 2/8/07)
SE 2006-MA-027 (Mason)	Joanne Krause 8106 Accotink Drive (Fill in Floodplain)	T. Strunk	APPROVAL REC (from 2/22/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S06-III-BR1 (Sully)	Out-of-Turn Plan Amendment Centreville Suburban Sub-Unit (C2)	C. Quintero-Johnson	APPROVAL REC (from 2/7/07)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2006-SU-025 (Sully)	Commonwealth Centre Investors LLC	J.D. Moss	P/H to 3/29/07 (from 1/31/07)
SEA 2004-DR-031 (Dranesville)	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls	J. Papp	P/H to 3/15/07
PCA 2006-DR-014 SE 2006-DR-007 (Dranesville)	Commerce Bank, N.A. 725 Walker Road	C. Lee	WITHDRAWN (from 12/6/06)
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	P/H to 3/21/07
ZO Amendment (Countywide) (Commissioner Hart)	Big box retail uses	J. Reale	P/H to 3/29/07

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 28, 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 proposed 2007 Zoning Ordinance Amendment Work Program.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (RESIDENTIAL PODS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To allow temporary portable storage containers up to 8 ½ feet in height in any yard on a lot developed with a dwelling unit as follows: (A) On lots developed with single family detached dwellings allow up to 260 square feet of temporary portable storage container uses for a time period not to exceed a total of 90 days within any consecutive 6 month period; (B) On lots developed with single family attached or multiple family dwellings allow up to 130 square feet of temporary portable storage container uses for each dwelling for a time period not to exceed a total of 30 days within any consecutive 6 month period; (C) Where a dwelling has been destroyed or damaged by casualty and when the dwelling is to be rebuilt or repaired, allow up to 260 square feet of temporary portable storage container uses for up to 9 months or for the period of an active Building Permit, whichever is shorter; (D) All temporary portable storage containers shall not be located in any required open space or landscaped area or on any sidewalk or trail; such containers shall meet the sight distance requirements on corner lots and shall not be placed in a location that blocks or interferes with vehicular or pedestrian circulation; and (E) Signage on all temporary portable storage containers shall only identify the storage provider and shall not include information that identifies any other product or service. 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 is available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 3/14/07**

ST07-CW-1CP - TRANSIT-ORIENTED DEVELOPMENT PLAN AMENDMENT - To consider proposed revisions to the policy portion of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 to add a definition and principles for transit-oriented development. Significant proposed revisions include addition of objectives and associated policies on transit-oriented development, an appendix on guidelines for transit-oriented development, and a glossary definition of transit-oriented development. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (Large Retail Sales Establishments) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Add a new retail sales establishment-large use which is defined as any establishment containing

80,000 to 120,000 square feet or more of gross floor area wherein the primary occupation is the sale of merchandise for the consumption by the immediate purchaser. (2) Allow retail sales establishments-large by right in the PDC and PRC Districts when depicted on an approved final development plan or development plan and in the C-6, C-7, C-8, and C-9 Districts when such use is located within a building that contains a minimum of from 500,000 to 1,000,000 square feet of gross floor area with at least six principal uses that are connected by party walls, partitions, or similar structural members to form one continuous structure. (3) Retail sales establishments-large that do not meet the limitations in Par. 2 above may be allowed in the C-6, C-7, C-8, C-9, PDC, and PRC Districts with special exception approval by the Board of Supervisors and subject to the following additional standards: (a) The Board shall determine that such use will be compatible with and not adversely impact adjacent properties and the local area road system; (b) The Board shall determine that parking is provided and designed in such a manner as to minimize impacts on adjacent properties; (c) Such use shall be designed so that pedestrian circulation is coordinated on-site and on adjacent properties; (d) Such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between service and delivery vehicles, passenger vehicles, and pedestrian traffic, and to minimize noise and outdoor lighting impacts from the use on adjacent properties; (e) Structures shall be designed to protect the character of the neighborhood through the use of architectural and site design methods; (f) All outdoor service, storage, and display, with the exception of outdoor seating, shall be fully screened with solid fences, walls, berms, evergreen hedges, or a fence, wall, berm, and/or landscaping combination; and (g) All signs shall be in scale and harmony with the development and shall be located and sized so as to ensure convenience to the visitor, user, or occupant while not adding to street clutter or detracting from the character of the surrounding properties. (4) Revise the retail sales establishment definition to allow the sale of bulk items provided that the primary occupation of a retail sales establishment is the sale of merchandise for the use or consumption by the immediate purchaser. 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 is also available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

P/H to 3/29/07

S06-III-BR1 - 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. 3 ac. generally located on Old Centreville Road, south of Braddock Road. Tax Map Numbers 54-4((1))81, 82, and a portion of 54-4((8))(6)K. Parcels 54-4((1)) 81 and 82 are planned for residential use at 16-20 du/ac. Parcel 54-((8))(6)K is planned for Public Park. The Amendment will consider office use up to .30 FAR and Public Park. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 2/28/07
Revised: 3/1/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, February 28, 2007

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

DECISIONS ONLY:

ZONING ORDINANCE AMENDMENT (Residential PODS) (Alcorn) (P/H on 2/08/07) **D/O to 3/14/07**

ST07-CW-1CP - POLICY PLAN AMENDMENT (Definition and Principles for Transit-Oriented Development) (Alcorn) (P/H on 2/08/07) **APPROVAL RECOMMENDED**

SE 2006-MA-027 - JOANNE KRAUSE (P/H on 2/22/07) **APPROVAL RECOMMENDED**

DEFERRALS:

ZONING ORDINANCE AMENDMENT (Large Retail Sales Establishments) - **P/H to 3/29/07**

PCA 84-S-027-7 - SULLY STATION, LLC - **P/H to 3/21/07**

FDPA 84-S-027-5 - SULLY STATION, LLC - **P/H to 3/21/07**

PCA 85-S-013-4 - SULLY STATION, LLC - **P/H to 3/21/07**

SEA 01-Y-040 - SULLY STATION, LLC - **P/H to 3/21/07**

WITHDRAWALS:

PCA 2006-DR-014 - COMMERCE BANK, N.A. - **Withdrawn**

SE 2006-DR-007 - COMMERCE BANK, N.A. - **Withdrawn**

ADMINISTRATIVE ITEM:

2007 Zoning Ordinance Work Program **APPROVAL RECOMMENDED**

FEATURES SHOWN: CONCUR

FS-Y06-88 - Sprint/Nextel Communications, 5858 Old Centreville Road (Deadline 3/25/07)

FS-P06-110 - Clearwire, U.S., LLC, 1755 Old Meadow Road (Deadline 4/19/07)

S06-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Sully District) (Staff: Clara Quintero-Johnson)

APPROVAL RECOMMENDED

1. Cyndi Sarner
14030 Sawteeth Way
Centreville, VA 20121

2. Matthew Kozma
13954 Sawteeth Way
Centreville, VA 20121