

February 2008

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.**

Posted: 11/27/07
Revised: 2/8/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 7, 2008

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

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 2004-SP-036 (Springfield)	SE W. AN (Lee Chapel Rd @ Iron Master Dr) (Residential development at R-2)	S. McKnight	APPROVAL REC (from 11/1/07)
PCA 82-P-069-18 CDPA 82-P-069-5-1 FDPA 82-P-069-13-10.	Fair Lakes Center Associates L.P. (S. side of Fair Lakes Pkwy., just e.of Fair Lakes Circle)(from 1/10/08)	B. O'Donnell	APPROVAL REC APPROVAL REC APPROVED
SEA 97-M-024 & SE 2007-MA-013 (Mason)	PNC BANK, N.A. (3516 So. Jefferson St)(waiver of	S. McKnight	APPROVAL REC APPROVAL REC (from 1/17/08)
ZO Amendment (Hart)	Solid waste update	C. Chambers	APPROVAL REC (from 1/17/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
Zoning Ordinance Amendment (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	P/H to 2/13/08
SEA 91-M-018 (Mason)	Dong S. and Vo L. Nguyen 6800 Little River Turnpike	T. Strunk	P/H to 3/27/08
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	P/H to 4/9/08
SE 2007-MV-027 (Mount Vernon)	Denise Jones & Gaile Hixson 9406 Gambrill Road (to permit nursery school)	S. Lin	P/H to 3/13/08
SEA 89-S-072 2232-S07-4 (Springfield)	T-Mobile Northeast LLC/Northern Virginia Electric Cooperative/Smartpole, Inc., & New Cingular Wireless PCS, LLC At 12700 Popes Head Road)	B. O'Connell	P/H to 3/5/08 (from 11/29/07)
AR 99-D-002 (Dranesville)	Lawrence A. Krop 910,920 Utterback Rd; 843,849 Black Hills Rd & 11100 Georgetown Pike (renewal)	J. Papp	P/H to 2/27/08
AF 2007-SP-002 (Springfield)	Robert & Deborah Keener 6510 Megills Crossing Way, Clifton (to establish A&F District)	J. Papp	P/H to 2/20/08
RZ 2007-HM-015 (Hunter Mill)	Sekas Homes, LTD Residential(W side Beulah Rd South of Intersection w/ Clarks Crossing Rd)	S. Williams	P/H to 3/5/08 (from 1/23/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 6, 2008**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 6, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 7, 2008**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (SOLID WASTE & RECYCLING FACILITIES DEFINITIONS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: replace the reference to Chapter 109 of the County Code in the landfill definition with a reference to Chapter 109.1; clarify that a mixed-waste reclamation facility does not include a recycling center; revise the recycling center definition to clarify that the term includes what is commonly known in the industry as a materials recovery facility (MRF) or “clean” MRF; and replace the definition of solid waste with a reference to the solid waste definition contained in Chapter 109.1. 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. **COUNTYWIDE. APPROVAL RECOMMENDED**

SE 2007-MA-013 – PNC BANK, N.A. – Appl. under Sects. 4-604, 9-611, and 9-622 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and modifications and waivers in a Commercial Revitalization District. Located at 3516 S. Jefferson St. on approx. 41,044 sq. ft. of land zoned C-6, CRD, HC, and SC. Tax Map 62-1 ((1)) 16E pt. (Concurrent with SEA 97-M-024.) **MASON DISTRICT. APPROVAL RECOMMENDED**

SEA 97-M-024 – PNC BANK, N.A. – Appl. under Sects. 9-620 and 9-622 of the Zoning Ordinance to amend SE 97-M-024 previously approved for a waiver of sign regulations to permit a reduction in land area and waivers and modifications in a Commercial Revitalization District. Located at 3516 S. Jefferson St. on approx. 23.45 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 62-1 ((1)) 16E. (Concurrent with SE 2007-MA-013.) **MASON DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-HM-015 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 and R-3 to R-3 to permit residential development at a density of 2.58 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 850 ft. S. of its intersection with Clarks Crossing Rd. on approx. 5.84 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((1)) 28, 29, and 31. **HUNTER MILL DISTRICT. P/H TO 3/5/08**

PCA 2004-SP-036 – SEWAN ENTERPRISES – Appl. to amend the proffers for RZ 2004-SP-036 previously approved for residential development at a density of 2.0 dwelling units per acre (du/ac) to permit site modifications. Located on the E. Side of Lee Chapel Rd. directly opposite of Iron Master Dr. on approx. 1.01 ac. of land zoned R-2. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 88-1 ((1)) 28. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

PCA 82-P-069-18/FDPA 82-P-069-13-10 – FAIR LAKES CENTER ASSOCIATES L.P. – Appls. to amend the proffers and 13th final development plan for RZ 82-P-069 previously approved for mixed-use development to permit an increase in permitted office and retail uses and site modifications with an overall Floor Area Ratio (FAR) of approx. 0.64. Located on the S. side of Fair Lakes Pkwy. approx. 500 ft. W. of Fair Lakes Cr. on approx. 13.96 ac. of land zoned PDC and WS. Comp. Plan Rec: Office Mixed Use with conditions. Tax Map 55-2 ((4)) 12, 16, 19, and 26A. (Concurrent with CDPA 82-P-069-05-01.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED/APPROVED**

CDPA 82-P-069-05-01 – FAIR LAKES CENTER ASSOCIATES L.P. – Appl. to amend the 5th Conceptual Development Plan for RZ 82-P-069 previously approved for mixed-use development to permit an increase in permitted office and retail uses and site modifications. Located on the S. side of Fair Lakes Pkwy. approx. 500 ft. W. of Fair Lakes Cr. on approx. 13.96 ac. of land zoned PDC and WS. Comp. Plan Rec: Office Mixed Use with conditions. Tax Map 55-2 ((4)) 12, 16, 19, and 26A. (Concurrent with PCA 82-P-069-18 and FDPA 82-P-069-13-10.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

Posted: 2/7/08
Revised: 2/8/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 7, 2008

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

DEFERRAL:

RZ 2007-HM-015 - SEKAS HOMES, LTD - **P/H to 3/05/08**

ADMINISTRATIVE ITEM:

Site Plan for Spring Hill Senior Campus - Senior Housing Building (#1183-SP-015-1) (Mount Vernon)

DEFER FOR 30 DAYS

ZONING ORDINANCE AMENDMENT (SOLID WASTE AND RECYCLING FACILITY DEFINITIONS) (Hart) (Staff: Cindy Chambers) **REC. APPROVAL**

NO SPEAKERS

PCA 82-P-069-18 - FAIR LAKES CENTER ASSOCIATES L.P. (Springfield) **REC. APPROVAL**

CDPA 82-P-069-05-1 - FAIR LAKES CENTER ASSOCIATES L.P. " " **REC. APPROVAL**

FDPa 82-P-069-13-10 - FAIR LAKES CENTER ASSOCIATES L.P. " " **APPROVED**

(Staff: William O'Donnell)

NO SPEAKERS

PCA 2004-SP-036 - SE W. AN (Staff: Shelby Johnson) **REC. APPROVAL**

NO SPEAKERS

SEA 97-M-024 - PNC BANK, N.A. **REC. APPROVAL**

SE 2007-MA-013 - PNC BANK, N.A. (Staff: Shelby Johnson) **REC. APPROVAL**

NO SPEAKERS

Posted: 11/27/07
Revised: 2/14/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 13, 2008

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>
S07-CW-4CP (Countywide)	Comprehensive Plan Amendment (Stream Protection)	N. Kaplan	ADOPT OPT #1 REC (P/H on 1/16/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Countywide) (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	D/O to 2/27/08 (from 2/7/08)
SEA 81-S-053 2232-S07-10 (Springfield)	VEPCO (13100 Moore Road)(to permit Electric substation)	T. Strunk	APPROVAL REC APPROVED (from 1/17/08)
CSP 84-P-007 (Springfield)	Thomas Properties Group (West Ox Rd & Legato Road) (comprehensive sign plan)	S. Varga	APPROVED (from 1/10/08)
SE 2007-SU-012 (Sully)	Patrice E. McGinn (11928 Waples Mill Rd) (waiver of min. lot width)	S. Williams	APPROVAL REC (from 1/17/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC	J. Papp	P/H to 2/20/08
RZ 2007-SU-014 PCA 74-2-150 (Sully)	Fairfax County Park Authority (Land swap with adjacent property)	S. McKnight	P/H to 4/10/08 (from 11/29/07)
RZ/FDP 2007-LE-012 PCA/FDPA 1996-LE-034-2 PCA 82-L-030-12 FDPA 82-L-030-9 (Lee)	Lee Village at Silver Lake, LLC (Residential-NW quadrant of intersection of Silver Lake Blvd & Beulah Street)	P. Braham	P/H to 4/9/08 (from 11/28/07)

Posted: 11/27/07
Revised: 2/14/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 13, 2008

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES (continued)

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	P/H to 3/13/08 (from 12/6/07)
2232-M07-17 (Reverted to FSA-M96-62-1) (Mason)	Sprint Nextel 3800 Powell Lane (replace 6 antennae/install 2 cabinets)	S. Smith	NOT NEEDED
PRC B-846-02 (Hunter Mill)	JBG Rockwood Gateway, Land LLC Parking Garage (intersection of Reston Parkway and Dulles Airport Access Road)	S. Williams	P/H to 2/20/08
CSP 91-Y-010 (Sully)	Commerce Bank, N.A. Comprehensive Sign Plan (SE Quadrant of intersection at Centrewood Dr & Machen Rd)	S. Battista	P/H to 4/9/08 (from 1/23/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 13, 2008

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

S07-CW-4CP – STREAM PROTECTION – To amend The Countywide Policy element of the Comprehensive Plan for Fairfax County, Virginia to strengthen Plan guidance relating to the protection and restoration of streams and associated buffers in headwaters areas of streams (e.g., areas upstream of Resource Protection Areas and floodplains). Various options for strengthening this Plan guidance may be considered, including but not limited to: (1) an expansion of the Environmental Quality Corridor policy and (2) incorporation of general policy support for the protection and restoration of streams and associated buffer areas through general policy guidance under the stream protection objective in the Environment section of the Plan. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herry Building, 12055 Government Center Parkway, Fairfax, VA two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. REC ADOPTION OF OPTION 1**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (PUBLIC TRANSIT PASSENGER SHELTER SIGNS) – To allow advertising on County-owned public transit passenger shelters, including bus shelters, located outside the Virginia Department of Transportation right-of-way. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 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 2/27/08**

2232-S07-10 – VIRGINIA ELECTRIC & POWER COMPANY – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the expansion of an existing electric substation. Located at 13100 Moore Rd. on approx. 10.0 ac. of land zoned R-1 and WS. Tax Map 55-3 ((1)) 31A. (Concurrent with SEA 81-S-053.) **SPRINGFIELD DISTRICT. APPROVED**

SEA 81-S-053 – VIRGINIA ELECTRIC & POWER COMPANY – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 81-S-053 previously approved for a petroleum control and distribution station to permit expansion of an existing electric substation and associated modifications to site design. Located at 13100 Moore Rd. on approx. 10.0 ac. of land zoned R-1 and WS. Tax Map 55-3 ((1)) 31A. (Concurrent with 2232-S07-10.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 13, 2007

Page 2

CSP 84-P-007 – THOMAS PROPERTIES GROUP – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan approved in RZ 84-P-007. Located in the N.E. quadrant of the intersection of West Ox Rd. and Legato Rd. on approx. 6.73 ac. of land zoned PDC and HC. Tax Map 46-3 ((1)) 41B and 41C. **SPRINGFIELD DISTRICT.**
APPROVED

SE 2007-SU-012 – PATRICE E. MCGINN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot width. Located at 11928 Waples Mill Rd. on approx. 2.0 ac. of land zoned R-1. Tax Map 46-1 ((1)) 32. **SULLY DISTRICT.** **APPROVAL RECOMMENDED**

CSP 91-Y-010 – COMMERCE BANK, N.A. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 91-Y-010. Located in the S.E. quadrant of the intersection of Centewood Dr. and Machen Rd. on approx. 14.23 ac. of land zoned PDC and WS. Tax Map 65-1 ((10)) 3, 6 – 10, and 10C. **SULLY DISTRICT.**
P/H to 4/9/08

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 14, 2008**

Posted: 2/13/08
Revised: 2/14/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 13, 2008

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

DECISION ONLY:

S07-CW-4CP - STREAM PROTECTION (P/H on 1/16/08) (Alcorn) **REC. ADOPTION OF OPTION 1**

DEFERRAL:

CSP 91-Y-010 - COMMERCE BANK, N.A. - **P/H to 4/09/08**

CSP 84-P-007 - THOMAS PROPERTIES GROUP (Springfield District) (Staff: Stephen Varga)

APPROVED

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (ADVERTISING ON PUBLIC TRANSIT PASSENGER SHELTER SIGNS) (Alcorn) (Staff: Lorrie Kirst) **DEFER D/O TO 2/27/08**

1. Susan Fremit, President
Lorton Station Community Association
7650 Graysons Lane
Lorton, VA 22079

SE 2007-SU-012 - PATRICE E. MCGINN (Staff: St. Clair Williams) **REC. APPROVAL**

1. John Mark Zetts
6640 Kirby Court
Falls Church, VA 22043

2232-S07-10 - VIRGINIA ELECTRIC & POWER COMPANY (Springfield District) **APPROVED**

SEA 81-S-053 - VIRGINIA ELECTRIC & POWER COMPANY (Springfield District) (Staff: Tracy Strunk) **REC. APPROVAL**

NO SPEAKERS

Posted: 11/27/07
Revised: 2/21/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 20, 2008

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

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 88-V-006 (Mount Vernon)	Michael Macnair 4609 Dolphin Lane (Uses in a floodplain)	J. Thompson	APPROVAL REC
ZO Amendment (Sargeant)	Functional Road Classifications	D. Hushour	APPROVAL REC (from 1/24/08)
AF 2007-SP-002 (Springfield)	Robert & Deborah Keener 6510 Megills Crossing Way, Clifton (to establish A&F District)	J. Papp	APPROVAL REC (from 2/7/08)
PRC B-846-02 (Hunter Mill)	JBG Rockwood Gateway, Land LLC Parking Garage (intersection of Reston Parkway and Dulles Airport Access Road)	S. Williams	APPROVAL REC (from 2/13/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-MV-029 (Mount Vernon)	Power Fuel & Transport Real Estate Holding Company, LLC (for service station) 2600 Huntington Avenue	J. Thompson	P/H to 4/17/08
PCA 2004-PR-003 (Providence)	Arlington Boulevard Consolida- tion, LLC (S. of Rt. 50, W. of Williams Dr) (delete Proffer #15 to modify approved bldg. location)	J. Papp	P/H to 4/10/08 (from 2/13/08)
2232-MD07-14 (converted to FS-MD07-68) (Braddock, Mason & Providence)	Fairfax County Water Authority (between Braddock Rd & Chain Bridge Rd)(relocate water mains for hot lanes)	D. Jillson	CONVERTED
PCA 87-P-020-2 (Providence)	Oakton Grove LLC (2615/2616 Powdermill Lane, Vienna) (to amend RZ 87-P-020; modifications of proffers)	S. Williams	P/H to 3/27/08 (from 1/16/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 20, 2008

- 7:30 p.m.** The Parks Committee met in the Board Conference Room of the Fairfax County Government Center to discuss possible parks in the Tysons area and receive an update on the district-wide park planning process.
- 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

ZONING ORDINANCE AMENDMENT (FUNCTIONAL ROAD CLASSIFICATIONS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Update the listing of roadways by functional classification in Appendix 8 of the Zoning Ordinance to be consistent with the listing of roadways by functional classification in the transportation section of the *Policy Plan* of the Fairfax County Comprehensive Plan, as adopted by the Board of Supervisors on July 10, 2006. 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. APPROVAL RECOMMENDED.**

PRC B- 846-02 – JBG ROCKWOOD GATEWAY, LAND LLC – Appl. to approve the PRC plan associated with RZ B-846 to permit a parking garage. Located in the S.E. quadrant of the intersection of Reston Pkwy. and the Dulles Airport Access Rd. on approx. 2.37 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-4 ((29)) 2C. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED.**

SEA 88-V-006 – MICHAEL MACNAIR – Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 88-V-006 previously approved for single-family dwelling in a floodplain to permit uses in a floodplain and associated modifications to site design. Located at 4609 Dolphin La. on approx. 22,266 sq. ft. of land zoned R-2. Tax Map 110-3 ((4)) (H) 11. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED.**

PCA 87-P-020-02 – OAKTON GROVE LLC, AND DEBRA KNISLEY AND SCOTT KNISLEY – Appl. to amend the proffers for RZ 87-P-020 previously approved for residential development to permit existing structures to be replaced or modified at a density of 1.82 dwelling units per acre (du/ac) with associated modifications to site design. Located at the terminus of Powdermill La. on approx. 1.46 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-1 ((40)) 15 and 16. **PROVIDENCE DISTRICT. P/H to 3/27/08**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 20, 2007

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AF 2007-SP-002 – ROBERT S. KEENER AND DEBORAH A. KEENER – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 5917 Doyle Rd. on approx. 22.73 ac. of land zoned R-C. A&F District Advisory Committee Rec.: Approve. Tax Map 66-2 ((1)) 29, 30; 66-2 ((2)) 26. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED.**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 21, 2008**

Posted: 2/20/08
Revised: 2/21/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 20, 2008

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

DEFERRAL:

PCA 87-P-020-02 – OAKTON GROVE LLC, AND DEBRA KNISLEY – **P/H to 3/27/08**
AND SCOTT KNISLEY

ZONING ORDINANCE AMENDMENT (FUNCTIONAL ROADWAY – **APPROVAL REC**

CLASSIFICATIONS)

(Sargeant) (Staff: Andrew Hushour)

PRC B-846-02 - JBG ROCKWOOD GATEWAY, LAND LLC – **APPROVAL REC**

(Hunter Mill) (Staff: St. Clair Williams)

SEA 88-V-006 - MICHAEL MACNAIR – **APPROVAL REC**

(Mount Vernon) (Staff: Jack Thompson)

AF 2007-SP-002 - ROBERT & DEBORAH KEENER (Staff: Jonathan Papp) – **APPROVAL REC**

Posted: 11/27/07
Revised: 2/28/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 27, 2008

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

Application	Applicant	Staff	PC Action
Zoning Ordinance Amendment (Countywide) (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	D/O TO 3/5/08 (P/H on 2/13/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
AR 99-D-002 (Dranesville)	Lawrence A. Krop 910,920 Utterback Rd; 843,849 Black Hills Rd & 11100 Georgetown Pike (renewal of Krop A & F District)	J. Papp	APPROVAL REC (from 2/7/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 3/19/08 (from 1/9/08)
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	P/H to 4/17/08
SE 2007-LE-030 (Lee)	Springfield Post 7327, Veterans of Foreign Wars of the United States, Inc. (7711,7713,7715,7719 Beulah Street) (Private Club/Public Benefit Association)	S. Lin	P/H to 3/13/08
SEA 90-P-031 with 2232-P07-15 (Providence)	St. Phillip's Catholic Church c/o Bishop of Arlington DPWES (7500 St. Phillips Court; Falls Church, VA) (To permit temporary library in church parking lot)	W. O'Donnell S. Smith	P/H to 3/19/08
SE 2007-DR-018 (Dranesville)	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	P/H to 3/26/08 (from 1/9/08)
RZ 2007-MV-011 FDP 2007-MV-011 (Mount Vernon)	Carrhomes, LLC (W. side of Telegraph Rd. @ Newington Rd.)(From R-1 to PDH-2)	S. Williams	P/H to 3/27/08 (from 1/23/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 27, 2008

- 7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the Zoning Ordinance Amendment Work Program and possible changes to the Commission bylaws.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (PUBLIC TRANSIT PASSENGER SHELTER SIGNS) – To allow advertising on County-owned public transit passenger shelters, including bus shelters, located outside the Virginia Department of Transportation right-of-way. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 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 DEFERRED TO 3/5/08**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2007-DR-018 – WILLIAM P. SLOAN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 1942 Virginia Ave. on approx. 1.0 ac. of land zoned R-2. Tax Map 41-1 ((9)) 1A. **DRANESVILLE DISTRICT. P/H to 3/26/08**

AR 99-D-002 – LAWRENCE A. KROP – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 910, 920 Utterback Store Rd., 843, 849 Black Hills Rd., and 11100 Georgetown Pi. on approx. 22.13 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 7-3 ((1)) 30Z, 35Z, 38Z, 42Z and 43Z. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

RZ 2007-MV-011/FDP 2007-MV-011 – CARRHOMES, LLC – Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.47 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Telegraph Rd. approx. 100 ft. N. of its intersection with Newington Rd. on approx. 7.46 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-4 ((1)) 32 and 33. **MOUNT VERNON DISTRICT. P/H TO 3/27/08**

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a temporary public library. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4 Tax Map 60-1 ((1)) 3. (Concurrent with SEA 90-P-031.) **PROVIDENCE DISTRICT. P/H to 3/19/08**

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sects. 3-404 of the Zoning Ordinance to amend SE 90-P-031 previously approved for nursery school, private school of general education, child care center, and public benefit association to permit a church with a maximum of 500 seats, a temporary public library, and associated modifications to site design and development conditions. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4. Tax Map 60-1 ((1)) 3. (Concurrent with 2232-P07-15.) **PROVIDENCE DISTRICT. P/H to 3/19/08**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 28, 2008**

Posted: 2/27/08
Revised: 2/28/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2008

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

DECISION ONLY:

ZONING ORDINANCE AMENDMENT (ADVERTISING ON PUBLIC TRANSIT PASSENGER SHELTER SIGNS) (Alcorn) (P/H on 2/13/08) – **DEFER D/O TO 3/5/08**

DEFERRALS:

RZ 2007-MV-011 – CARRHOMES, LLC – **P/H to 3/27/08**

FDP 2007-MV-011 – CARRHOMES, LLC – “ ”

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – **P/H to 3/19/08**

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – “ ”

SE 2007-DR-018 – WILLIAM P. SLOAN – **P/H to 3/26/08**

FEATURE SHOWN: CONCUR

FS-P07-66 – FiberTower, 7799 Leesburg Pike (Providence District) – (Deadline: 3/10/08)

AR 99-D-002 - LAWRENCE A KROP (Staff: Jonathan Papp) – **APPROVAL RECOMMENDED**