

February 2012

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1/29	1/30	1/31	1 No PC Meeting	2 No PC Meeting	3	4
5	6	7	8 No PC Meeting	9 <i>View Agenda</i> <i>Speaker's List</i>	10	11
12	13	14 	15 <i>View Agenda</i>	16 No PC Meeting	17	18
19	20 County Holiday 	21	22 No PC Meeting	23 <i>View Agenda</i> <i>Speaker's List</i>	24	25
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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 9, 2012

Posted: 12/7/11
 Revised: 2/10/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Z.O. Amendment (Hart)	Independent living for low-income residents	D. Pesto	APPROVAL REC (P/H from 1/26/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2011-BR-014/ PCA 2005-SP-019 (Braddock)	Midland Road LLC & Ridgewood Commercial Owners Association (N & S side of Government Center Pkwy; east of Ridge Top Rd.) (From PRM to PDH-12 and PDC for mixed use of 39 townhomes and multi-story community oriented office building)	S. Zottl	D/O TO 2/23/12 (from 12/8/11) (from 10/20/11)
Plan Amendment (Countywide)	S11-CW-4CP (Heritage Resources Plan)	L. Turkawski	APPROVAL REC
Plan Amendment (Mason)	S11-I-B1 (Peace Valley Lane)	C. Q.-Johnson	D/O TO 3/8/12
RZ 2011-SU-024/ SE 2011-SU-009 (Sully)	Pohanka Stonecroft LLC (4175 Stonecroft Blvd., just s. of Lee-Jackson Hwy) (From I-5 to C-8 for vehicle sale, rental and ancillary service establishment and vehicle major establishment)	B. Krasner	APPROVAL REC (from 1/26/12) (from 1/18/12)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2011-PR-025 (Providence)	Chestnut Street LLC (SE quadrant of the intersection of Leesburg Pike and Dale Drive) (From R-1 to PDH-12 for 77 single-family attached homes)	S. Zottl	P/H to 4/26/12
RZ 2009-PR-022 (Providence)	James M. Hollingsworth (2818 Cedar Lane) (single-family detached home)	S. Williams	P/H to Indef. (from 12/15/11)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 8, 2012

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 8, 2012**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 9, 2012

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Fairfax County Government Center to review the draft policy Plan Amendment and Administrative Review Text concerning telecommunications.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT – INDEPENDENT LIVING FOR LOW-INCOME RESIDENTS – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Add a new subset of the existing independent living facility use that will be limited to occupancy by low-income residents, wherein not less than 70% of the units are affordable to occupants whose income is not more than 50% of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than 30% of the units are affordable to occupants whose income is not more than 70% of the median income for the WMSA (staff recommends a 70/30 split, but the Board may consider any alternative division of income tiers); add a new additional standard for all independent living facilities that specifies that the owner/manager is responsible for ensuring compliance with the occupancy criteria and shall provide the specific documents used for such verification upon request by the Zoning Administrator; add that the Board shall consider any specific maintenance and operational needs of the facility when reviewing all independent living facilities; add a new additional standard that allows resident care provider(s) to live independently in up to 25% of the units in the development for single-family attached and multiple-family developments, subject to initial and renewal lease term limits but not subject to income/age/disability occupancy qualifications (advertised to allow the Board to consider any amount up to 25%); add a provision that defines a live-in aide and excludes such person from the income/age/disability occupancy qualifications and excludes such person's income from determination of "annual household income" for all Affordable Dwelling Units and the new subset of independent living facility; adds a provision to allow facilities that are constructed to resemble a single-family detached dwelling in the R-E through R-12 Districts to adhere to the setback requirements of the underlying district; add a provision that allows for a 25% density bonus for facilities serving low-income residents; add new additional standards applicable to the low-income resident subset that address the following: (a) occupancy is on a rental basis only with minimum initial lease terms of 6 months and maximum initial and renewal lease terms of 12 months and that if a resident becomes unqualified for occupancy that such resident shall have

until the end of their least term or up to 9 months, whichever is more, to vacate the unit (advertised to allow the Board to consider any time extension between 0 and 9 months), (b) owner/manager shall monitor income levels at each lease term and shall provide results to the Zoning Administrator annually, (c) appropriate covenants shall be recorded prior to first Residential Use Permit to reflect limitations and conditions associated with the use, and (d) that such facilities shall not be subject to the Part 2 of Article 8 of the Zoning Ordinance (ADU Program) nor the Board's policy for Workforce Dwelling Units; and add an application fee of between \$0 and \$16,375, with a staff recommended fee of \$1,100 for the special exception. The amendment also modifies the definition of "DWELLING UNIT" to delete the word "permanent" from the reference to provisions for living, sleeping, eating, cooking and sanitation and modifies the definition of "INDEPENDENT LIVING FACILITY" to add the word "disabilities." 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. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, approximately two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. APPROVAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

S11-CW-4CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCE PLAN) – 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 Amendment proposes to update the Inventory of Historic Sites tables and maps that appear in the Area Plans; and revise the language in the Heritage Resources sections of the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site. A list of The Inventory of Historic Sites may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz/historic/ihs>. Two sites, Great Falls Park Historic District, located on 9200 Old Dominion Drive, McLean, 22102 [Tax Map 8-4((12))3A1 and 13-2((1))35], in the Dranesville District; and Clifton Elementary School, located on 7010 Clifton Road, Clifton, 20124 [Tax Map 75-4((1))24], in the Springfield District, are proposed to be added to the inventory. A list of the sites proposed to be added may be obtained by visiting <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Significant proposed revisions include: 1) updating the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district, with two sites being added as recommended for inclusion by the History Commission because the sites meet the criteria for listing in the Inventory; and 2) revising the language in the heritage resources sections of the planning districts, community planning sectors, and the Dulles Suburban Center and Fairfax Center special planning areas to reflect the objectives and policies stipulated in the Heritage Resources section of the Policy Plan for identification, recordation, and protection and preservation where feasible. Copies of the

proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA two weeks prior to the public hearing or by visiting

<http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. **COUNTYWIDE.**

APPROVAL REC

RZ/FDP 2011-BR-014 - MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – Appls. to rezone from PRM to PDH-12 with an overall density of 11.3 du/ac and PDC with an overall FAR of 0.99, waiver of the privacy yard for single-family attached residential development, waiver of minimum district size, and approval of the conceptual and final development plans. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Tax Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with PCA 2005-SP-019.) **BRADDOCK DISTRICT.**

D/O TO 2/23/12

PCA 2005-SP-019 - MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – Appl. to amend the proffers for RZ 2005-SP-019 previously approved for PRM to permit mixed use development and associated modifications to proffers and site design with an overall density of 11.3 du/ac and FAR of 0.99, waiver of the privacy yard for single-family attached residential development, and waiver of minimum district size. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Tax Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with RZ/FDP 2011-BR-014.) **BRADDOCK DISTRICT. D/O TO 2/23/12**

S11-I-B1 – COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE) – 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 Amendment concerns approx. 1.89 ac. generally located on Peace Valley Ln., N. of Colmac Dr. and S. of the Vinewood townhouses in the Mason Supervisor District. The property is addressed as 3236 Peace Valley Lane, Falls Church, VA 22044 [Tax Map 61-1((1))7]. The area is planned for Residential use at 2-3 du/ac. The Amendment will consider adding an option for residential density up to 4-5 du/ac. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **MASON DISTRICT. D/O TO 3/8/12**

RZ 2009-PR-022 - JAMES M. HOLLINGSWORTH – Appl. to rezone from R-1 to R-3 to permit 3 single-family detached dwellings at a density of 2.07 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 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. P/H TO INDEF.**

RZ 2011-SU-024 - POHANKA STONECROFT LLC - Appl. to rezone from I-5, AN, and WS to C-8, AN, and WS to permit vehicle sale, rental, and ancillary service establishment and vehicle major service establishment with an overall Floor Area Ratio (FAR) of 0.18. Located in the N.E. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.86 ac. of land. Comp. Plan Rec: Industrial. Tax Map 34-3 ((1)) 1D. (Concurrent with SE 2011-SU-009.) **SULLY DISTRICT. APPROVAL REC**

SE 2011-SU-009 - POHANKA STONECROFT LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to permit vehicle sale, rental, and ancillary service establishment and vehicle major service establishment. Located at 4175 Stonecroft Blvd., Chantilly, on approx. 9.86 ac. of land zoned C-8, AN, and WS. Tax Map 34-3 ((1)) 1D. (Concurrent with RZ 2011-SU-024.) **SULLY DISTRICT. APPROVAL REC**

Posted: 2/9/12
Revised: 2/10/12

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 9, 2012

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

PC ELECTIONS

DECISION ONLY:

ZONING ORDINANCE AMENDMENT (INDEPENDENT LIVING FOR LOW-INCOME RESIDENTS) (P/H on 1/26/12) – **APPROVAL RECOMMENDED**

DEFERRAL:

RZ 2009-PR-022 - JAMES M. HOLLINGSWORTH – **P/H to INDEFINITE DATE**

CONSENT AGENDA ITEMS: CONCUR

456A-S97-6-4 – Sprint, 6140 Rolling Road (West Springfield Public Safety Center)
2232A-Y01-21-1 – Sprint, 13224 Franklin Farms Road
FSA-Y08-102-1 – AT&T Mobility, 6800 Compton Valley Place
FSA-M03-40-2 – Sprint, 5501 Seminary Road
FSA-M03-30-2 – Sprint, 6066 Leesburg Pike
FSA-Y97-1-2 – Sprint, 13873 Park Center Road
FSA-M04-40-1 – Sprint, 3100 South Manchester Street
FSA-M00-106-4 – Sprint, 5881 Leesburg Pike

FEATURES SHOWN: CONCUR

2232A-H98-8-1 – AT&T Mobility, 2610 Reston Parkway (Fox Mill Fire Station) (Deadline: 4/2/12)

S11-CW-4CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES PLAN UPDATE) (Commissioner Sargeant) – **APPROVAL RECOMMENDED**

NO SPEAKERS

RZ 2011-BR-014 - MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION

FDP 2011-BR-014 - MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION

PCA 2005-SP-019 - MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION (Braddock District) – **D/O to 2/23/12**

NO SPEAKERS

Continued on Next Page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 9, 2012

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S11-I-B1 – COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE) (Mason District)

D/O to 3/8/12

1. John Iekel, Co-President
Ravenwood Park Citizens Association
6239 Diamond Drive
Falls Church, VA 22044
2. Martin Machowsky
6208 Colmac Drive
Falls Church, VA 22044
3. Patrick Hoar
6200 Colmac Drive
Falls Church, VA 22044
4. Steve Tran
Vinewood Townhouse Homeowners
Association
6195 Vine Forest Court
Falls Church, VA 22044

RZ 2011-SU-024 – POHANKA STONECROFT LLC – **APPROVAL RECOMMENDED**
SE 2011-SU-009 – POHANKA STONECROFT LLC – **APPROVAL RECOMMENDED**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 15, 2012**

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 2/3 of the Fairfax County Government Center to continue discussions on financing options for transportation improvements in Tysons.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 15, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 16, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, FEBRUARY 16, 2012**

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 23, 2012

Posted: 12/7/11
 Revised: 2/24/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SE 2011-PR-008 <i>(Providence)</i>	Wells Fargo Bank (1753 Pinnacle Drive, McLean VA) <i>(For additional signage)</i>	K. G.-Sobers	APPROVAL REC <i>(P/H from 1/26/12)</i>
RZ/FDP 2011-BR-014/ PCA 2005-SP-019 <i>(Braddock)</i>	Midland Road LLC & Ridgewood Commercial Owners Association (N & S side of Government Center Pkwy; east of Ridge Top Rd.) <i>(From PRM to PDH-12 and PDC for mixed use of 39 townhomes and multi-story community oriented office building)</i>	S. Zottl	APPROVAL REC <i>(P/H from 2/9/12) (from 12/8/11)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2011- MA-029 <i>(Mason)</i>	Neighborhoods VI, LLC (6651 Little River Turnpike and 4600 Willow Run Drive) <i>(From R-2 to PDH-4 for 35 detached homes)</i>	W. O'Donnell	D/O TO 3/8/12
SE 2011-MV-012 <i>(Mount Vernon)</i>	Redpath Development, LLC (6415-13 th street, Alexandria) <i>(Allow fill within floodplain for single-family dwelling)</i>	S. Williams	D/O TO 3/8/12
Z. O. Amendment <i>(Sargeant)</i>	Editorial and minor revisions	C. Belgin	APPROVAL REC
Z.O. Amendment <i>(Hart)</i>	Public Entertainment	J. Reale	D/O TO 3/1/12
FDPA-2003-LE-025-02 <i>(Lee)</i>	Egon F. Hawrylak (6307 Still Spring Place, Alexandria VA) <i>(Reduce yard requirements on a single-family lot)</i>	K.G-Sobers	APPROVED
SE 2011-HM-018 <i>(Hunter Mill)</i>	Corinthian Colleges, Inc. d/b/a Everest College (8620 Westwood Center Drive, Vienna) <i>(To permit college for nursing degree & medical admin. programs)</i>	M. Brady <i>(from 3/8/12)</i>	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ/FDP 2011-MV-031 <i>(Mount Vernon)</i>	Mid-Atlantic Realty Partners	W. Mayland	P/H to Indef.
RZ/FDP 2011-MA-028 <i>(Mason)</i>	Ana Cornejo (4954 Sunset Lane; 4921 Backlick Road) <i>(From R-2 to PDH-2 for four lots)</i>	S. Zottl	P/H to 5/17/12

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, FEBRUARY 22, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, FEBRUARY 22, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, FEBRUARY 23, 2012**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on the draft strawman proposal.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

SE 2011-PR-008 - WELLS FARGO BANK - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 1751 and 1753 Pinnacle Dr., McLean, on approx. 6.68 ac. of land zoned C-4, HC, and SC. Tax Map 29-4 ((1)) 2. **PROVIDENCE DISTRICT. APPROVAL REC**

RZ/FDP 2011-BR-014 - MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – Appls. to rezone from PRM to PDH-12 with an overall density of 11.3 du/ac and PDC with an overall FAR of 0.99, waiver of the privacy yard for single family attached residential development, waiver of minimum district size, and approval of the conceptual and final development plans. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Tax Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with PCA 2005-SP-019.) **BRADDOCK DISTRICT. APPROVAL REC**

PCA 2005-SP-019 - MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – Appl. to amend the proffers for RZ 2005-SP-019 previously approved for PRM to permit mixed use development and associated modifications to proffers and site design with an overall density of 11.3 du/ac and FAR of 0.99, waiver of the privacy yard for single family attached residential development, and waiver of minimum district size. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Tax Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with RZ/FDP 2011-BR-014.) **BRADDOCK DISTRICT. APPROVAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT – EDITORIAL AND MINOR REVISIONS – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise Sect. 2-506 to allow rooftop guardrails as required by the Virginia Uniform Statewide Building Code for safety reasons to be excluded from the building height; (2) Revise Par. 6 of Sect. 10-103 to allow for a substitute child care provider to operate a home child facility in the absence of the provider for up to 240 hours per calendar year in accordance with Chapter 30 of the Fairfax County Code and/or Title 63.2 Chapter 17 of the *Code of Virginia*; (3) Pursuant to authority granted by §§ 15.2-107 and 15.2-2286(A)(6), of the *Code of Virginia*, reduce the special exception filing fee for home child care facilities in the PDH, PDC, PRM, and PTC Districts from \$16,375 to \$1100; (4) Remove the maximum allowable 5 horsepower limitation for lawnmowers that can be repaired and serviced in a repair service establishment; (5) Replace the reference to “mentally retarded” persons with the term “intellectually disabled” in the group residential facility definition, and replaces the term “mental retardation facilities” in the medical care facility definition with “intellectual disability care facilities”; (6) Revise Par. 5 of Sect. 6-308 to clarify that the preceding Par. 3 does not apply to certain bonus units, bonus floor area, affordable dwelling units and workforce dwelling units; and (7) Revise Par. 1A of Sect. 8-924 to clarify that the paragraph is referring to residential districts. 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. 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 REC**

ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Revise the eating establishment definition to clarify that entertainment provided for the enjoyment of the patrons that is deemed by the Zoning Administrator to be clearly accessory and incidental to the principal dining function may be permitted. However, in no event shall the combination of dancing and billiard/pool tables be allowed, and if individually provided the space made available for dancing shall not exceed the lesser of 150 square feet or 1/8 of the floor area available for dining; or one billiard/pool table may be permitted in a dining area containing up to 4000 square feet and no more than 2 billiard/pool tables for a dining area containing 4000 square feet or greater. (2) Require the submission of a dimensioned floor plan showing the number and location of seats, tables and counter/bar areas; the types and locations of accessory entertainment uses; and the location of kitchen, employee and other public areas prior to the issuance of a Non-Residential Use Permit for an eating establishment. (3) Add a new public entertainment establishment use which is defined as an establishment which is open to the general public wherein the primary occupation is to provide entertainment to adult customers to include such activities as dancing, billiard/pool, karaoke, hookah, and other similar entertainment activities. (4) Allow public entertainment establishments in the C-6, C-7, C-8, and C-9 Districts only by special exception approval by the Board of Supervisors (Board), and in the PDC, PRC, PRM, and PTC Districts when depicted on an approved development plan or by special exception approval by the Board of Supervisors. (5) Add new Sect. 9-534, which authorizes the Board to approve a special exception

to allow a public entertainment establishment in the C-6, C-7, C-8, C-9, PDC, PRC, PRM, and PTC Districts, provided the Board determines that such an establishment is compatible with and does not adversely impact adjacent properties and the neighboring community. In order to mitigate adverse impacts, the Board may impose conditions and restrictions deemed necessary that include but are not limited to restrictions on hours of operation, site development or design standards, transitional screening and landscaping, amount and location of parking, signage, outdoor lighting, amount and type of outdoor activity, and building construction to ensure noise attenuation. In addition, Sect. 9-534 requires that a floor plan with dimensions be submitted with the special exception application showing the type and location of the entertainment activity; the number and location of seats, tables counter/bar areas; and the location of kitchen, employee and other public areas. (6) Add a new banquet/reception hall use which is defined as any establishment operated for profit wherein the facilities are leased on a temporary basis for private wedding receptions, meetings, banquets, and other similar events. Such establishments shall not be open to the general public and may include food preparation facilities and areas for dancing, dining and other activities customarily found in association with banquet or reception events. (7) Allow banquet/reception halls in the C-6 District only by special exception approval by the Board, by right in the C-7, C-8 and C-9 Districts, and in the PDC, PRC, PRM, and PTC Districts when depicted on an approved development plan or by special exception approval by the Board of Supervisors. (8) Add a new hookah establishment definition which is defined as “a business consisting of on-premise smoking of tobacco or other legal substances through one or more pipes (commonly known as a hookah, waterpipe, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke as it is drawn through it.” A hookah establishment shall be deemed a public entertainment establishment. (9) Revise the theatre definition to clarify that live performances and/or the showing of motion pictures shall be provided in a building or structure in which fixed audience seating is provided and that a dinner theatre shall be deemed a public entertainment establishment. 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. 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. DEFER D/O TO 3/1/12

SE 2011-HM-018 - CORINTHIAN COLLEGES, INC., D/B/A EVEREST COLLEGE – Appl. under Sect. 5-404 of the Zoning Ordinance to permit a college/university. Located at 8620 Westwood Center Dr., Vienna, on approx. 2.5 ac. of land zoned I-4. Tax Map 29-3 ((20)) 9 and 9B pt. **HUNTER MILL DISTRICT. APPROVAL REC**

FDPA 2003-LE-025-02 - EGON F. HAWRYLAK – Appl. to amend the Final Development Plan for RZ 2003-LE-025 previously-approved for residential development to permit a reduction of certain yard requirements on a single family lot and associated changes to development conditions. Located at 6307 Still Spring Pl., Alexandria, on approx. 3,975 sq. ft. of land zoned PDH-5. Tax Map 81-4 ((48)) 38. **LEE DISTRICT. APPROVED**

RZ 2011-MA-029/FDP 2011-MA-029 - NEIGHBORHOODS, VI, LLC – Appls. to rezone from R-2 and HC to PDH-4 and HC to permit residential development with an overall density of 3.98 du/ac and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Willow Run Dr. and Little River Tpk. on approx. 8.79 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 71-2 ((1)) 36; 71-2 ((10)) 17A and 71-2 ((13)) 1. **MASON DISTRICT.**
DEFER D/O TO 3/8/12

SE 2011-MV-012 - REDPATH DEVELOPMENT, LLC – Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 6415 13th St., Alexandria, on approx. 14,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 13. **MOUNT VERNON DISTRICT.**
DEFER D/O TO 3/8/12

Posted: 2/23/12
Revised: 2/24/12

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 23, 2012

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

DECISIONS ONLY:

SE 2011-PR-008 – WELLS FARGO BANK (P/H on 1/26/12) **RECOMMEND APPROVAL**

PCA 2005-SP-019 – MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – (Braddock District) (P/H on 2/9/12) **RECOMMEND APPROVAL**

RZ 2011-BR-014 – MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – (Braddock District) (P/H on 2/9/12) **RECOMMEND APPROVAL**

FDP 2011-BR-014 – MIDLAND ROAD LLC & RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – (Braddock District) (P/H on 2/9/12) **APPROVED**

CONSENT AGENDA ITEMS: CONCUR

- FSA-L00-128-1 – Sprint, 6350 Walker Lane
- 456A-D95-19-1 – Sprint, 9916 Georgetown Pike
- FSA-H00-97-2 – APC Realty d/b/a Sprint PCS, 13861 Sunrise Valley Drive
- 456A-V97-18-3 – Sprint, 9130 Belvoir Court
- 2232A-B04-6-2 – Sprint, 5035 Sideburn Road
- FSA-P98-17-1 – Sprint, 1808 Old Meadow Road
- FSA-L99-34-1 – Sprint, 7150 Hayfield Road
- FSA-M99-22-1 – Sprint, 6621 Columbia Pike
- FSA-P97-10-1 – Sprint, 3111 Fairview Park Drive
- 456A-V95-26-1 – Sprint, 10112 Furnace Road
- 2232A-D00-4-6 – Sprint, 7511 Old Dominion Drive
- FSA-P99-35-1 – Sprint, 7115 Leesburg Pike
- FSA-S04-69-1 – Sprint, 7410 Willowbrook Road

FEATURES SHOWN: CONCUR

- FS-M11-43 – DPWES, Baileys Crossroads Fire Station, 3601 Firehouse Lane (3/9/12)
- FSA-Y00-134-1 – Sprint, 3799 Lees Corner Road (Deadline: 4/5/12)
- FSA-H00-73-1 – Sprint, 2455 Fox Mill Road (Deadline: 4/9/12)
- FSA-P96-55-2 – Sprint, 2311 Pimmit Drive (Deadline: 5/3/12)

ZONING ORDINANCE AMENDMENT – EDITORIAL & MINOR REVISIONS (Staff: Cathy Belgin)
(Commissioner Sargeant) **RECOMMEND ADOPTION**

NO SPEAKERS

FDPA 2003-LE-025-02 – EGON F. HAWRYLAK (Staff: Kelli Goddard-Sobers) **APPROVED**

NO SPEAKERS

SE 2011-MV-012 – REDPATH DEVELOPMENT, LLC (Staff: St. Clair Williams) **D/O to 3/8/12**

1. Laura Juricic
6416 Potomac Avenue
Alexandria, VA 22307

Continued on next page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, February 23, 2012

SE 2011-HM-018 – CORINTHIAN COLLEGES, INC. d/b/a EVEREST COLLEGE (Staff: Megan Brady)
RECOMMEND APPROVAL

NO SPEAKERS

ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT ESTABLISHMENTS
(Staff: Jack Reale) (Commissioner Hart) **D/O to 3/1/12**

- | | |
|---|---|
| 1. Douglas McKinley
2107 Martha's Road
Alexandria, VA 22307 | 5. Julie Wilson
America's Miss Virginia, 2011
Miss Virginia Organization
220 Bremble Drive
Moneta, VA 24121 |
| 2. David Norton
Washington Dance Institute
P.O. Box 362
McLean, VA 22101 | 6. Kathy Norris
4637 Randolph Drive
Annandale, VA 22003 |
| 3. Jane Kelsey
4041 Autumn Court
Fairfax, VA 22030 | 7. Tonya Gunnerson
Address Unknown |
| 4. Todd Robbins
Address unknown
Centreville, VA | 8. Caroline Squire
7400 Masonville Drive
Annandale, VA 22003 |
| | 9. Joel Delara
7817 Wendy Ridge Lane
Annandale, VA 22003 |

RZ 2011- MA-029 – NEIGHBORHOODS VI, LLC **D/O to 3/8/12**

FDP 2011- MA-029 – NEIGHBORHOODS VI, LLC (Staff: William O'Donnell) **D/O to 3/8/12**

- | | |
|---|--|
| 1. Neil Brown
4601 Willow Run Drive
Annandale, VA 22003 | 5. Maureena Crawford
4805 Randolph Drive
Annandale, VA 22003 |
| 2. Jack Haberle
Willow Run Civic Association
4816 Randolph Drive
Annandale, VA 22003 | 6. Peter Kaufmann
4821 Randolph Drive
Annandale, VA 22003 |
| 3. Norberto Vignoli
4713 Randolph Court
Annandale, VA 22003 | 7. John Hillkirk
4830 Randolph Drive
Annandale, VA 22003 |
| 4. James White
8423 Queen Elizabeth Boulevard
Annandale, VA 22003 | |