

January 2011

Click on [View Agenda](#) or [View Speakers List](#) for detailed information.
 * The *Speakers List* is not available until after 3:30 pm on a meeting day.

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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2	3	4	5 No Planning Commission Meeting	6 No Planning Commission Meeting	7	8
9	10	11	12 No Planning Commission Meeting	13 View Agenda View Speaker's List*	14	15
16	17 HOLIDAY 	18	19 View Agenda View Speaker's List*	20 No Planning Commission Meeting	21	22
23	24	25	26 Meeting Cancelled	27 No Planning Commission Meeting	28	29
30	31	Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.				

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 13, 2011

*Posted: 11/29/10
Revised: 1/14/11*

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>
SEA 81-L-057-02 <i>(Lee)</i>	McDonald’s Corporation (7608 and 7614 Richmond Highway) <i>(To demolish existing site and permit new fast-food restaurant w/drive through)</i>	B. Cho	APPROVAL REC <i>(P/H from 12/9/10)</i>
SEA 85-D-033-03/ 2232-D10-12 <i>(Dranesville)</i>	VEPCO, d/b/a Dominion Power (W.side Dulles Access Rd. @ West Falls Church rail yard) <i>(To permit electric substation and modifications)</i>	S. Williams	APPROVAL REC APPROVED <i>(P/H from 12/9/10)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2010-LE-017/ 2232-L10-17 <i>(Lee)</i>	Iskalo CBR LLC behalf of WMATA (7901, 7909, 7915, 7928 Cinder Bed Rd., Lorton) <i>(For bus maintenance & operations facility; driveway for uses I-District & for uses in a floodplain)</i>	S. Williams	DEFER D/O TO 1/19/11 <i>(from 1/12/11)</i>
SE 2010-MA-020 <i>(Mason)</i>	Higher Horizons Day Care, Inc. (6201 Leesburg Pike) <i>(For early childcare center for 48 infants and toddlers)</i>	W. O’Donnell	APPROVAL REC <i>(from 1/12/11)</i>
PCA 2005-PR-041/ FDPA 2005-PR-041 <i>(Providence)</i>	Eskridge (E&A) LLC (South side of Lee Highway; e. of Eskridge Road) <i>(For proffer & site modifications @MerrifieldTown Center)</i>	W. O’Donnell	APPROVAL REC APPROVED <i>(from 1/12/11)</i>
SE 2009-MA-026 <i>(Mason)</i>	Gossom Family Ltd. Partnership I, RLLP (3404 Hockett Street, Falls Church) <i>(Uses in a floodplain)</i>	W. O’Donnell	APPROVAL REC <i>(from 1/12/11/ from 10/6/10)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B09-31 <i>(Braddock)</i>	T-Mobile Northeast LLC (5797-5801 Burke Center Parkway) <i>(For 150 ft. tree monopole w/related equipment)</i>	A. Capps	P/H to 1/19/11
SE 2010-LE-016 <i>(Lee)</i>	Soap & Suds, Inc. (6309 Grovedale Drive) <i>(For car wash and detailing facility)</i>	K. G.-Sobers	TBD <i>(from 1/12/11)</i>

continued

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 13, 2011

*Posted: 11/29/10
Revised: 1/14/11*

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SE 2010-DR-019 <i>(Dranesville)</i>	Sivnam Partnership LLC (12218 Leesburg Pike, Great Falls) <i>Convert existing bank building to Popeye's Restaurant with drive-through</i>	M. Bader	P/H to 2/24/11 <i>(from 1/13/11)</i>
RZ 2010-HM-006 <i>(Hunter Mill)</i>	Sekas Homes, Ltd. (N. Side of Old Courthouse Rd. at Larkmeade Dr.) <i>(From R-1 to R-3 for cluster subdivision of 6 homes)</i>	K. G. Sobers	D/O to 1/26/11 <i>(P/H from 12/2/10)</i>
2232-P10-10 <i>(Providence)</i>	Newpath Networks LLC & New Cingular Wireless PCS LLC (Hunter Mill Rd., Chain Bridge Rd., Vale Rd. and Oak Valley Dr.) <i>(Distributed Antenna System on utility replacement poles)</i>	D. Jillson	D/O to 2/24/11 <i>(P/H from 12/9/10)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JANUARY 12, 2011**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON
WEDNESDAY, JANUARY 12, 2011.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JANUARY 13, 2011**

- 7:00 p.m. The Telecommunications Committee held a meeting in the Board Conference Room of the Government Center to discuss the first draft of a strawman for telecommunications facilities in residential areas.
- 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

2232-D10-12 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electric substation. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.-West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with SEA 85-D-033-03.) **DRANESVILLE DISTRICT. APPROVED**

SEA 85-D-033-03 – VIRGINIA ELECTRIC & POWER COMPANY D/B/A DOMINION VIRGINIA POWER – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit an electric substation and modifications to development conditions. Located on the W. side of Dulles Access Road and N. of Curtis Memorial Pkwy.- West Falls Church Rail Yard on approx. 1.37 ac. of land zoned R-1. Tax Map 40-3 ((1)) 86 pt. (Concurrent with 2232-D10-12.) **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

RZ 2010-HM-006 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.6 dwelling units per acre (du/ac). Located on the N. side of Old Courthouse Road approx. 355 ft. W. of its intersection with Larkmeade Dr. on approx. 2.3 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 29. **HUNTER MILL DISTRICT.
DECISION ONLY DEFERRED TO 1/26/11**

SEA 81-L-057-02 – MCDONALD'S CORPORATION – Appl. under Sects. 4-804, 7-607, and 9-622 of the Zoning Ordinance to amend SE 81-L-057 previously approved for a fast food restaurant with drive-thru facilities to permit modifications and waivers in a CRD and modifications to the site development and development conditions. Located at 7608 and 7614 Richmond Hwy. on approx. 1.57 ac. of land zoned C-8, CRD, and HC. Tax Map 92-4 ((2)) 3 and 4. **LEE DISTRICT. APPROVAL RECOMMENDED**

2232-P10-10 – NEWPATH NETWORKS, LLC & NEW CINGULAR WIRELESS PCS, LLC – Appl. to construct five antenna sites (nodes) in VA Dept. of Transportation right-of-way on portions of Chain Bridge Road, Hunter Mill Road, Oak Valley Dr., and Vale Road for a telecommunications Distributed Antenna System (DAS) in Oakton. Each node will consist of a taller replacement utility pole with concealed antennas at the top, a pole-mounted equipment cabinet, and fiber optic cable. Portions of Tax Maps 37-4, 38-3, and 47-2. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **PROVIDENCE DISTRICT. DECISION ONLY DEFERRED TO 2/24/11**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-L10-17 – ISKALO CBR, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a regional non-rail transit facility. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with SE 2010-LE-017.) **LEE DISTRICT. DEFER D/O TO 1/19/11**

SE 2010-LE-017 – ISKALO CBR, LLC – Appl. under Sects. 2-904, 5-604, and 9-616 of the Zoning Ordinance to permit a regional non-rail transit facility (bus maintenance facility), driveway for uses in an I District and uses in a floodplain. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with 2232-L10-17.) **LEE DISTRICT. DEFER D/O TO 1/19/11**

SE 2010-MA-020 – HIGHER HORIZONS DAY CARE CENTER, INC. – Appl. under Sects. 4-704 and 9-622 of the Zoning Ordinance to permit a childcare center and nursery school with a maximum enrollment of 48 students and waivers and modifications in a CRD. Located at 6201 Leesburg Pike on approx. 13,160 sq. ft. of land zoned C-7, CRD, HC, and SC. Tax Map 51-3 ((23)) Cpt. and C1pt. **MASON DISTRICT. APPROVAL RECOMMENDED.**

SE 2009-MA-026 – GOSSOM FAMILY LIMITED PARTNERSHIP I, RLLLP – Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 3404 Hockett St. on approx. 21,784 sq. ft. of land zoned R-4. Tax Map 60-1 ((1)) 58A. Also under the Board's Consideration will be the applicant's Resource Protection Area (RPA) Encroachment Exception Request #25172-WRPA-001-2, accompanied by a Water Quality Impact Assessment #25172-WQ-001-4 under Section 118-6-7 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within an RPA to allow modifications to a single family detached dwelling unit. **MASON DISTRICT. APPROVAL RECOMMENDED**

PCA 2005-PR-041/FDPA 2005-PR-041 – ESKRIDGE (E&A) LLC – Appls. to amend the proffers, conceptual and final development plans for RZ 2005-PR-041 previously approved for mixed-use development to permit proffer and site modifications with an overall Floor Area Ratio (FAR) of 1.18. Located on the S. side of Lee Hwy. E. of Eskridge Road and W. of the terminus of Strawberry Lane on approx. 7.42 ac. of land zoned PDC and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((1)) 80E pt., 81A, 82A, and 82B. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 01/13/11
Revised: 01/18/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 13, 2011

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

DECISIONS ONLY:

SEA 81-L-057-02 – McDONALD'S CORPORATION (P/H on 12/09/10) **RECOMMEND APPROVAL**

SEA 85-D-033-03 – VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) D/B/A DOMINION VIRGINIA POWER (P/H on 12/09/10) **RECOMMEND APPROVAL**

2232-D10-12 – VEPCO D/B/A DOMINION VIRGINIA POWER (P/H on 12/09/10) **APPROVED**

DEFERRALS:

RZ 2010-HM-006 – SEKAS HOMES, LTD. (P/H on 12/02/10) – **D/O to 1/26/11**

2232-P10-10 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC (P/H on 12/09/10) – **D/O to 2/24/11**

CONSENT AGENDA ITEMS: CONCUR

FSA-H98-14-3 – AT&T Mobility, 2455 Fox Mill Road (Stratton Woods Park) (Deadline: 1/18/11)

FSA-72-2 – AT&T Mobility, 12355 Sunrise Valley Drive (Deadline: 3/15/11)

SE 2009-MA-026 – GOSSOM FAMILY LIMITED PARTNERSHIP I, RLLLP

(Staff: William O'Donnell) **RECOMMEND APPROVAL**

NO SPEAKERS

SE 2010-MA-020 – HIGHER HORIZONS DAY CARE CENTER, INC. (Staff: William O'Donnell)

RECOMMEND APPROVAL

1. Alfred Thieme
3273 Juniper Lane
Falls Church, VA 22044
2. Deborah Smith
3127 Juniper Lane
Falls Church, VA 22044
3. Carol Turner
3223 Sargent Drive
Falls Church, VA 22044

PCA 2005-PR-041 – ESKRIDGE (E & A) LLC **RECOMMEND APPROVAL**

FDPA 2005-PR-041 – ESKRIDGE (E & A) LLC (Staff: William O'Donnell) **APPROVED**

1. Chuck Peña, Executive Director
Fairfax Public Access
2929 Eskridge Road, Suite S
Fairfax, VA 22031

Continued on next page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, January 13, 2011

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SE 2010-LE-017 – ISKALO CBR, LLC (Staff: St. Clair Williams) **DEFER D/O TO 1/19/11**
2232-L10-17 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)
(Staff: David Marshall) **DEFER D/O TO 1/19/11**

1. James Liechty
6912 Trestle Court
Lorton, VA 22079
2. Matthew Liechty
6912 Trestle Court
Lorton, VA 22079
3. Michael Miller, Secretary
Newberry Station Homeowners Association
6919 Trestle Court
Lorton, VA 22079
4. Richard Conn
6713 Catskill Road
Lorton, VA 22079
5. Rod Payton
6724 Bulkley Road
Lorton, VA 22079
6. Matt Szramoski
8309 Accotink Road
Lorton, VA 22079
7. Cynthia Smith, President
Newington Civic Association
6713 Catskill Road
Lorton, VA 22079
8. Anne Schichtel
6800 Bulkley Road
Lorton, VA 22079
9. John Solsberry
8254 Shannons Landing Way
Lorton, VA 22079
10. Mitch Lasat
8308 Accotink Road
Lorton, VA 22079
11. Michael Anderson
6820 Hamilton Road
Lorton, VA 22079
12. Ronald Duquette
6805 Bulkley Road
Lorton, VA 22079
13. Gregory Green
8216 Franklin Drive
Lorton, VA 22079

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 19, 2011

Posted: 11/29/10
Revised: 2/8/11

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>
SE 2010-LE-017/ 2232-L10-17 (Lee)	Iskalo CBR LLC behalf of WMATA (7901, 7909, 7915, 7928 Cinder Bed Rd., Lorton) (For bus maintenance & operations facility; driveway for uses I-District & for uses in a floodplain)	S. Williams	DEFER D/O TO 2/3/11 (P/H from 1/13/11) (from 1/12/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B09-31 (Braddock)	T-Mobile Northeast LLC (5797-5801 Burke Center Parkway) (For 150 ft. tree monopole w/related equipment)	A. Capps	APPROVED (from 1/13/11)
RZ 2009-BR-015/ PCA C-083-02/ SEA 87-A-086-02 (Braddock)	College Town Associates, L. P. (10697 Braddock Road) (For University Mall expansions/redesign)	W. O'Donnell	DEFER D/O TO 4/6/11 (from 12/9/10)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B10-16 (Braddock)	Fairfax County Public Schools (9515 Main Street@Woodson High School) (For bus parking facility for 31 vehicles and 51 buses)	A. Capps	Withdrawn (from 12/2/10) (from 10/28/10)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JANUARY 19, 2011

- 7:00 p.m.** The Environment Committee held a meeting in the Board Conference Room of the Government Center to continue the presentation on green building energy monitoring and data collection and introduce the first draft of a strawman on the Green Building Policy.
- 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

2232-L10-17 – ISKALO CBR, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a regional non-rail transit facility. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with SE 2010-LE-017.) **LEE DISTRICT. DECISION ONLY TO 2/3/11**

SE 2010-LE-017 – ISKALO CBR, LLC – Appl. under Sects. 2-904, 5-604, and 9-616 of the Zoning Ordinance to permit a regional non-rail transit facility (bus maintenance facility), driveway for uses in an I District and uses in a floodplain. Located at 7901, 7909, 7915, and 7828 Cinder Bed Road on approx. 17.37 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1, 2, 3A, and 3B. (Concurrent with 2232-L10-17.) **LEE DISTRICT. DECISION ONLY TO 2/3/11**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-B09-31 – T-MOBILE NORTHEAST, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to develop a telecommunication facility and related equipment located at 5797-5801 Burke Center Parkway, Burke. Tax Map: 77-1 ((1)) 74A. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>. **BRADDOCK DISTRICT. APPROVED**

RZ 2009-BR-015 – COLLEGE TOWN ASSOCIATES, LP – Appl. to rezone from R-1 to C-6 to consolidate 0.16 ac. with 19.74 ac. of land zoned C-6 to permit commercial development associated with PCA C-083-02 with an overall Floor Area Ratio (FAR) of 0.24. Located on the E. side of Ox Road approx. 400 ft. S. of its intersection with Braddock Road on approx. 0.16 ac. of land (6,795 sq. ft.). Comp. Plan Rec: Retail. Tax Map 68-1 (91) 9A. (Concurrent with PCA C-083-02 and SEA 87-A-086-02.) **BRADDOCK DISTRICT. DECISION ONLY TO 4/6/11**

PCA C-083-02 – COLLEGE TOWN ASSOCIATES, LP – Appl. to amend the proffers for RZ C-83 previously approved for commercial development to permit modifications to proffers and site development with an overall Floor Area Ratio (FAR) of 0.24. Located in the S.E. quadrant of the intersection of Ox Road and Braddock Road on approx. 18.64 ac. of land zoned C-6 and 1.1 ac. of land zoned R-1. Comp. Plan Rec: Retail. Tax Map 68-1 ((1)) 9. (Concurrent with RZ 2009-BR-015 and SEA 87-A-086-02.) **BRADDOCK DISTRICT. DECISION ONLY TO 4/6/11**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 19, 2011

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SEA 87-A-086-02 – COLLEGE TOWN ASSOCIATES – Appl. under Sects. 4-604 and 9-607 of the Zoning Ordinance to amend SE 87-A-086-02 previously approved for drive-in financial institution to permit a childcare center, fast-food restaurant, drive-in financial institution, service station with mini-mart, an increase in building height from 40 ft. up to a maximum of 75 ft., and associated modifications to site design and development conditions. Located at 10697 Braddock Road on approx. 18.8 ac. of land zoned C-6. Tax Map 68-1 ((1)) 9A and 9 pt. (Concurrent with RZ 2009-PR-015 and PCA-C-083-02.)
BRADDOCK DISTRICT. DECISION ONLY TO 4/6/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JANUARY 20, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, JANUARY 20, 2011.

Posted: 01/19/11
Revised: 01/20/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 19, 2011

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

DECISIONS ONLY:

2232-L10-17 – WASHINGTON METRO. AREA TRANSIT AUTH. (WMATA) – **D/O to 2/3/11**
SE 2010-LE-017 – ISKALO CBR, LLC – **D/O to 2/3/11**
(P/H on 1/13/11)

CONSENT AGENDA ITEMS: CONCUR

FSA-B09-97-1 – Clearwire, 4349 Chesapeake Lane (Deadline: 1/24/11)
FSA-Y03-32-1 – Verizon Wireless, 15000 Conference Center Drive (Deadline: 1/25/11)
FS-H10-62 – Clearwire, 2100 Reston Parkway (Deadline: 3/5/11)
FSA-M96-40-2 – AT&T Wireless, 2946 Sleepy Hollow Road (Deadline: 3/17/11)
FSA-V96-11-2 – AT&T Mobility, 6040 Richmond Highway (Deadline: 3/22/11)
2232A-D00-4-5 – AT&T Mobility, I-495 & Old Dominion Drive (Deadline: 3/28/11)

FEATURES SHOWN: CONCUR

FS-P10-52 – Clearwire, 7500 Magarity Road (Deadline: 1/20/11)
FS-M10-65 – AT&T Mobility, 7001 Cindy Lane (Deadline: 2/1/11)
FS-P10-64 – T-Mobile Northeast LLC, I-66/Nutley Street/VDOT R-O-W (Deadline: 2/20/11)
FS-Y10-58 – Clearwire, 14280 Park Meadow Drive (Deadline: 2/20/11)
FSA-71-4 – AT&T Mobility, 7171 Wimsatt Road (Deadline: 3/15/11)

RZ 2009-BR-015 – COLLEGE TOWN ASSOCIATES, LP – **D/O to 4/6/11**
PCA C-083-02 – COLLEGE TOWN ASSOCIATES, LP – “ ”
SEA 87-A-086-2 – COLLEGE TOWN ASSOCIATES, LP – “ ”

- | | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 1. Cliff Keenan, Vice President
Country Club View Civic Association
5207 Lindsay Street
Fairfax, VA 22032 | 3. Raymond Bernero
5040 Portsmouth Road
Fairfax, VA 22032 |
| 2. Daniel Hartmann
5100 Portsmouth Road
Fairfax, VA 22032 | 4. Norbert Stingle
5042 Portsmouth Road
Fairfax, VA 22032 |

2232-B09-31 – T-MOBILE NORTHEAST, LLC – **APPROVED**

- | | |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. Stephen Jewett
10603 Goldeneye Lane
Fairfax, VA 22032 | 3. Marshall Chapman
10606 Barn Swallow Court
Fairfax, VA 22032 |
| 2. Christopher Bellomy
10638 John Ayres Drive
Fairfax, VA 22032 | 4. Caroline Anderson
10601 Goldeneye Lane
Fairfax, VA 22032 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 26, 2011

MEETING CANCELLED

Posted: 11/29/10
Revised: 1/26/11

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 ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
RZ 2010-MV-011 <i>(Mount Vernon)</i>	Memorial Venture, LLC (NE quadrant Richmond Highway@Preston Ave) <i>(From PRM to C-8)</i>	S. Williams	P/H to 4/6/11
SE 2010-PR-021 <i>(Providence)</i>	Fairfax Square Partners (8055 Leesburg Pike) <i>(Waiver of certain sign regulation.)</i>	S. Williams	P/H to 2/24/11
SE 2008-PR-021 <i>(Providence)</i>	James W. Jackson (2801 Chain Bridge Road@Sutton Rd. <i>(For child care center/nursery school w/maximum of 200 students)</i>	K. G. Sobers	P/H to 2/16/11 <i>(from 11/3/10)</i> <i>(from 10/28/10)</i>
RZ 2010-HM-006 <i>(Hunter Mill)</i>	Sekas Homes, Ltd. (N. Side of Old Courthouse Rd. at Larkmeade Dr.) <i>(From R-1 to R-3 for cluster subdivision of 6 homes)</i>	K. G. Sobers	D/O to 2/9/11 <i>(D/O from 1/13/11)</i> <i>(P/H from 12/2/10)</i>
RZ 2010-PR-010 <i>(Providence)</i>	Neighborhoods VI, LLC (NE side of Blake Lane@Chain Bridge Rd.) <i>(From R-2 to R-5 for 35 townhouses & 1 sf home)</i>	K. G-Sobers	P/H to 2/16/11
SEA 84-M-121-03 <i>(Mason)</i>	Westminster School, Inc. (3801, 3811, 3825 Gallows Road) <i>(For increase in land area, addition of nursery school, child care and modifications to site & dev. conditions)</i>	M. Bader	P/H to 2/16/11
Z O Amendment <i>(Sargeant)</i>	State Code revisions; edit and other minor revisions	D. Hansen	P/H to 2/16/11

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JANUARY 26, 2011

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

RZ 2010-HM-006 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.6 dwelling units per acre (du/ac). Located on the N. side of Old Courthouse Road approx. 355 ft. W. of its intersection with Larkmeade Dr. on approx. 2.3 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 29. **HUNTER MILL DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (STATE CODE, EDITORIAL AND MINOR REVISIONS) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Clarify that pipestem lots are permitted in conjunction with Special Exception approval for waiving minimum lot width requirements; (2) require that the minimum required front yard distance be maintained between the principal structure on the building lot and the street line when there are two or more contiguous outlots located between the building lot and the street; (3) permit chain link fencing as an alternative method of telecommunications cabinet screening located under bleachers; (4) replace references to ‘inoperable vehicle’ with ‘inoperative vehicle,’ and clarify the length of time and number of abandoned, wrecked, or inoperative vehicles that may be stored outdoors; (5) revise the maximum parking rate to 1.05 for hotel/motel uses within one quarter to one half mile of a Metro station entrance for the Planned Tysons Corner Urban District; (6) correct the cross-reference for ‘DNL’ to read ‘Day Night Average Sound Level’; (7) add the abbreviation ‘FAR’ to the definition of ‘Floor Area Ratio’; and (8) revise the ‘Group Residential Facility’ definition to include up to eight aged, infirm or disabled persons as licensed by the Virginia Department of Social Services in accordance with the *State Code*. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, or online at the County’s website, www.fairfaxcounty.gov/dpz under the “Zoning” heading by clicking on “Pending Zoning Ordinance Amendments.” **COUNTYWIDE.**

SEA 84-M-121-03 – WESTMINSTER SCHOOL, INC. – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-M-121 previously approved for a private school of general education to permit the addition of a nursery school and childcare center; an increase in enrollment from 318 to 360 children; an increase land area; and modifications to site design and development conditions. Located at 3801, 3811, and 3825 Gallows Road on approx. 6.84 ac. of land zoned R-3. Tax Map 60-3 ((24)) 3, 4, 5, and 5A. **MASON DISTRICT.**

RZ 2010-PR-010 – NEIGHBORHOODS, VI, LLC – Appl. to rezone from R-2 to R-5 to permit residential development at a density of 4.84 dwelling units per acre (du/ac). Located on the N.E. side of Blake Lane approx. 300 ft. S.E. of its intersection with Chain Bridge Road on approx. 7.44 ac. of land. Comp. Plan Rec: 2-3 du/ac and 4-5 du/ac. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT.**

SE 2008-PR-021 – JAMES W. JACKSON – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and nursery school with a maximum daily enrollment of up to 150 children. Located at 2701 Chain Bridge Road on approx. 1.29 ac. of land zoned R-1. Tax Map 48-1 ((1)) 50. **PROVIDENCE DISTRICT.**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JANUARY 27, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, JANUARY 27, 2011.