

January 2016

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 	2
3	4	5	6 No PC Meeting	7 No PC Meeting	8	9
10	11	12	13 View Agenda <i>Land Use Process Committee</i>	14 View Agenda <i>Tyson's Committee</i>	15	16
17	18 	19	20 View Agenda	21 View Agenda <i>Environment Committee</i>	22	23
24	25	26	27 CANCELLED	28 CANCELLED	29	30
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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
DETAILED MEETING AGENDA
Wednesday, January 13, 2016

Posted: 1/13/16
Revised: 1/14/16

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

COMMITTEE MEETINGS

The Land Use Process Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2015-PR-016</u> (Providence)	<u>BEYER I LIMITED LIABILITY COMPANY</u> – Appl. to rezone from I-5, HC to C-8, HC to permit vehicle storage with an overall Floor Area Ratio (FAR) of 0.01. Located S.E. of the intersection of Shreve Rd. and Leesburg Pike, on Gordons Rd., on approx. 4,154 sq. ft. of land. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Map 40-3 ((12)) 8A. (Concurrent with SE 2014-PR-018.)	C. Gresham	APPROVAL REC (from 9/30/15) (from defer indef.) (from 4/22/15) (from 2/18/15) (from 1/7/15) (from 10/15/14)
<u>SE 2014-PR-018</u> (Providence)	<u>BEYER I LIMITED LIABILITY COMPANY</u> – Appl. under Sects. 4-804 and 9-612 of the Zoning Ordinance to permit vehicle storage associated with vehicle sales, rental, and ancillary establishment, and a waiver of the minimum open space requirements. Located at 7113 and 7117 Shreve Rd., and 118 Gordons Rd., Falls Church, 22043, on approx. 1.25 ac. of land zoned C-8 and I-5, HC. Tax Map 40-3 ((12)) 8A, 11, and 13. (Concurrent with RZ 2015-PR-016.)	C. Gresham	APPROVAL REC (from 9/30/15) (from defer indef.) (from 4/22/15) (from 2/18/15) (from 1/7/15) (from 10/15/14)
<u>PCA 75-7-004-03</u> (Providence)	<u>MERIDIAN SCIENCE 7980, LP</u> – Appl. to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50. Located approx. 600 ft. E. of the intersection of Science Application Ct. and Kidwell Dr., on approx. 14.40 ac. of land zoned I-3,HC. Comp. Plan Rec: Residential/Mixed-Use. Tax Map 39-2 ((1)) 13D and 13E. (Concurrent with SE 2015-PR-021.)	K. Atkinson	D/O TO 1/21/16 (from 12/3/15)
<u>SE 2015-PR-021</u> (Providence)	<u>MERIDIAN SCIENCE 7980, LP</u> – Appl. under Sect. 9-624 of the Zoning Ordinance to permit a containment structure associated with outdoor recreation/sports facility playing fields/courts. Located at 7910 and 7980 Science Application Ct., Vienna, 22182, on approx. 5.75 ac. of land zoned I-3, HC. Tax Map 39-2 ((1)) 13D pt. and 13E pt. (Concurrent with PCA 75-7-004-03). (Concurrent with SE 2015-PR-021.)	K. Atkinson	D/O TO 1/21/16 (from 12/3/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 13, 2016

Posted: 1/13/16
Revised: 1/14/16

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

SE 2015-HM-024
(Hunter Mill)

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Appl. under Sect. 6-304 of the Zoning Ordinance to permit electrically-powered regional rail transit facilities. Located on the S. side of Sunset Hills Rd., approx. 1,200 ft. W. of its intersection with Reston Pkwy., on approx. 1.69 ac. of land zoned PRC. Proposed Tax Map 17-3 ((1)) 35C, formerly part of 17-3 ((1)) 35B. (Concurrent with PRC 86-C-121-05 and 2232-H15-10.)

M. Tsai

APPROVAL REC

PRC 86-C-121-05
(Hunter Mill)

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit electrically-powered regional rail transit facilities. Located on the S. side of Sunset Hills Rd., approx. 1,200 ft. W. of its intersection with Reston Pkwy., on approx. 1.69 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Proposed Tax Map 17-3 ((1)) 35C, formerly part of 17-3 ((1)) 35B. (Concurrent with SE 2015-HM-024 and 2232-H15-10.)

M. Tsai

APPROVAL REC

2232-H15-10
(Hunter Mill)

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit electrically-powered regional rail transit facilities. Located on the S. side of Sunset Hills Rd., approx. 1,200 ft. W. of its intersection with Reston Pkwy., on approx. 1.69 ac. of land zoned PRC. Proposed Tax Map 17-3 ((1)) 35C, formerly part of 17-3 ((1)) 35B. (Concurrent with SE 2015-HM-024 and PRC 86-C-121-05.)

M. Tsai

APPROVED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, January 14, 2016

Posted: 1/14/16
 Revised: 1/15/16

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

COMMITTEE MEETINGS

The Tysons Committee met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2015-SP-007</u> (Springfield)	<u>MRD PROPERTIES, LLC</u> – Appls. to rezone from R-1, WS to PDH-3, WS to permit residential development with an overall density of 2.4 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Westbrook Dr., opposite the intersection with Devlin Green Ln., on approx. 9.9 ac. of land. Comp. Plan Rec: Fairfax Center Area 2.5 du/ac at Overlay Level. Tax Map 55-1 ((8)) H and 55-2 ((3)) G1 and G2.	C. Bishop	D/O TO 1/21/16 (from 12/3/15)
<u>PCA 78-P-130-02/</u> <u>FDPA 78-P-130-09/</u> <u>CDPA 78-P-130-03</u> (Providence)	<u>COPT FAIRVIEW, LLC</u> – Appls. to amend the proffers, conceptual, and final development plan for RZ 78-P-130 previously approved for a commercial development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located on the W. side of Fairview Park Dr., Falls Church, 22042, on approx. 6.09 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Map 49-4 ((1)) 72.	C. Bishop	APPROVAL REC
<u>SE 2015-SU-014</u> (Sully)	<u>DEBRA E. GOODMAN T/A WEE TENDER CARE</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13565 Melville Ln., Chantilly, 20151, on approx. 10,034 sq. ft. of land zoned PDH-2, WS. Tax Map 55-1 ((9)) 706. (Concurrent with SE 2015-PR-021.)	S. Williams	APPROVAL REC (from 10/21/15)
<u>SEA 97-V-061</u> (Mount Vernon)	<u>ARA, INC. T/A GUNSTON SHELL SERVICE STATION</u> – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 97-V-061 previously approved for a service station to permit modifications to the site design and development conditions. Located at 9801 Richmond Hwy., Lorton, 22079, on approx. 36,885 sq. ft. of land zoned C-6. Tax Map 113-2 ((1)) 24.	N. Rogers	D/O TO 1/28/16 (from 1/21/16) (from 11/4/15)
<u>FDPA 81-S-058-01-02</u> (Sully)	<u>CENTREWOOD DRIVE APARTMENTS INC.</u> – Appl. for the second amendment to the first final development plan for RZ 81-S-058 to permit a maintenance facility and associated changes to the development conditions. Located S.W. of the intersection of Machen Rd. and Centrewood Dr., on approx. 26.14 ac. of land zoned PDH-12, WS. Tax Map 65-1 ((1)) 3C.	J. Gorney	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 14, 2016

*Posted: 1/14/16
Revised: 1/15/16*

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

PCA/FDPA 2009-
HM-017
(Dranesville)

FAIRFAX COUNTY BOARD OF SUPERVISORS – Appls. to amend the proffers, conceptual, and final development plan for RZ 2009-HM-017 previously approved for transit oriented mixed-use development to permit modifications to proffers and site design with no change to the approved overall Floor Area Ratio (FAR) of 3.05, including bonus density associated with workforce housing. Located on the S. side of Dulles Toll Rd., W. of Dulles Station Blvd., on approx. 5.52 ac. of land zoned PRM. Comp. Plan Rec: Transit Oriented Development. Tax Map 15-2 ((1)) 13A pt. and 15-4 ((5)) 5B pt.

W. O'Donnell **P/H TO 2/3/16**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 20, 2016

*Posted: 12/9/15
Revised: 1/12/16*

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

WORKSHOP ON ZOA
PDC/PRM AMENDMENTS AT 7:30 P.M.

<http://www.fairfaxcounty.gov/dpz/zoningordinance/proposed/>

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 21, 2016

Posted: 1/21/16
Revised: 1/22/16

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

COMMITTEE MEETINGS

The Environment Committee will met in the Board Conference Room at 7:00 p.m.

CONSENT AGENDA

None at this time

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2015-SP-022</u> (Springfield)	<u>EILEEN MEADE DBA MEADE FAMILY DAYCARE</u> – Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9697 South Run Oaks Dr., Fairfax Station, 22039, on approx. 11,487 sq. ft. of land zoned PDH-2. Tax Map 97-1 ((6)) 166.	L. Arseneau	APPROVAL REC (P/H from 12/9/15) (from 11/4/15)
<u>PCA 75-7-004-03</u> (Providence)	<u>MERIDIAN SCIENCE 7980, LP</u> – Appl. to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50. Located approx. 600 ft. E. of the intersection of Science Application Ct. and Kidwell Dr., on approx. 14.40 ac. of land zoned I-3,HC. Comp. Plan Rec: Residential/Mixed-Use. Tax Map 39-2 ((1)) 13D and 13E. (Concurrent with SE 2015-PR-021.)	K. Atkinson	D/O TO 1/28/16 (P/H from 1/13/16) (from 12/3/15)
<u>SE 2015-PR-021</u> (Providence)	<u>MERIDIAN SCIENCE 7980, LP</u> – Appl. under Sect. 9-624 of the Zoning Ordinance to permit a containment structure associated with outdoor recreation/sports facility playing fields/courts. Located at 7910 and 7980 Science Application Ct., Vienna, 22182, on approx. 5.75 ac. of land zoned I-3, HC. Tax Map 39-2 ((1)) 13D pt. and 13E pt. (Concurrent with PCA 75-7-004-03). (Concurrent with SE 2015-PR-021.)	K. Atkinson	D/O TO 1/28/16 (P/H from 1/13/16) (from 12/3/15)
<u>RZ/FDP 2015-SP-007</u> (Springfield)	<u>MRD PROPERTIES, LLC</u> – Appls. to rezone from R-1, WS to PDH-3, WS to permit residential development with an overall density of 2.4 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Westbrook Dr., opposite the intersection with Devlin Green Ln., on approx. 9.9 ac. of land. Comp. Plan Rec: Fairfax Center Area 2.5 du/ac at Overlay Level. Tax Map 55-1 ((8)) H and 55-2 ((3)) G1 and G2.	C. Bishop	APPROVAL REC (P/H from 1/14/16) (P/H from 1/21/16) (from 12/3/15)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 21, 2016

Posted: 1/21/16
Revised: 1/22/16

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

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2014-DR-022</u> (Dranesville)	<u>BASHEER/EDGEMOORE-BROOKS, LLC</u> – Appl. to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.38 dwelling units per acre (du/ac). Located approx. 600 ft. E. of Springvale Rd. and N. of Parkerhouse Dr., on approx. 51.97 ac. of land. Comp. Plan Rec: Residential: 0.2-0.5 du/ac. Tax Map 7-2 ((1)) 17 and 23.	B. Katai	D/O TO 2/4/16 (from 12/10/15) (from 11/19/15) (from 9/30/15) (from 7/15/15) (from 4/15/15) (from 10/14/15)
PCA/CDPA 2011-PR-023 (Providence)	CITYLINE PARTNERS, LLC – Appls. to amend the proffers and the conceptual development plan associated with RZ 2011-PR-023, previously approved for mixed-use development (hotel and retail), to permit mixed-use development (multi-family residential and retail) and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., at its intersection with Jones Branch Dr., on approx. 2.0 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 2A. (Concurrent with FDP 2011-PR-023-04.)	S. Wright	P/H TO 2/4/16 (from 12/10/15) (from 12/3/15)
FDP 2011-PR-023-04 (Providence)	RENAISSANCE CENTRO TYSONS, LLC – Appl. to approve a final development plan for RZ 2011-PR-023 to permit mixed-use development (multi-family residential and retail). Located on the S. side of Westpark Dr., at its intersection with Jones Branch Dr., on approx. 2.0 ac. of land zoned PTC. Tax Map 29-4 ((7)) 2A. (Concurrent with PCA/CDPA 2011-PR-023.)	S. Wright	P/H TO 2/4/16 (from 12/10/15) (from 12/3/15)
<u>SE 2015-MV-019</u> (Mount Vernon)	<u>CHARLES COUNTY SAND & GRAVEL COMPANY, INC.</u> – Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Tax Map 107-4 ((1)) 62A (pt.).	M. Tsai	P/H TO 2/25/16 (from 11/19/15)
<u>SE 2015-SP-023</u> (Springfield)	<u>CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX</u> – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a telecommunications facility. Located at 12601 Braddock Rd., Fairfax, 22030, on approx. 4.86 ac. of land zoned R-C, WS. Tax Map 66-2 ((3)) 2. (Concurrent with 2232-S15-5.)	L. Arseneau	D/O TO 2/3/16 (from 12/9/15)
<u>2232-S15-5</u> (Springfield)	<u>CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX</u> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located at 12601 Braddock Rd., Fairfax, 22030, on approx. 4.86 ac. of land zoned R-C, WS. Tax Map 66-2 ((3)) 2. (Concurrent with SE 2015-SP-023.)	L. Arseneau	D/O TO 2/3/16 (from 12/9/15)
<u>FDPA 2003-LE-025-05</u> (Lee)	<u>JEFFREY D. CLINE</u> – Appl. to amend a final development plan for RZ 2003-LE-025 to permit modifications of yard requirements for lot 85 and associated changes to the development conditions. Located approx. 1,200 ft. S. of the intersection of South Van Dorn	B. Katai	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, January 21, 2016

Posted: 1/21/16
Revised: 1/22/16

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

St. and Franconia Rd., on approx. 3,720 sq. ft. of land zoned PDH-5,
HC. Tax Map 81-4 ((48)) 85.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 27, 2016

Posted: 12/2/15
Revised: 1/27/16

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.

MEETING CANCELLED

Tysons Committee Meeting - CANCELLED

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2015-HM-010 (Hunter Mill)	Christopher W. Warner & Mary J. Warner (Southside of Clarks Crossing Road at its intersection with Ballycor Drive) (Residential and waiver of minimum lot width)	L. Arseneau	P/H to 2/17/16

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2015-BR-015 (Braddock)	Suoliang “Leon” Xie (4008 Taylor Drive, Fairfax, VA) (Congregate living facility)	S. Wright	P/H to 5/12/16 (from 11/19/15) (from 10/7/15)
CSP 2010-PR-021 (Providence)	Capital One Bank, National Association (1680 Capital One Drive, Mclean, VA) (Comprehensive Signage)	S. Wright	P/H to 2/17/16 (from 2/17/16) (from 9/16/15) (from 6/10/15) (from 5/6/15)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 28, 2016

Posted: 12/2/15
Revised: 2/2/16

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.

MEETING CANCELLED

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 97-V-061 (Mount Vernon)	ARA, Inc. t/a Gunston Shell Service Station (9801 Richmond Highway) (Amend to allow site modifications)	N. Rogers	D/O to 2/17/16 (P/H from 1/14/16) (from 12/1/16) (from 11/4/15)
PCA 75-7-004-03/ SE 2015-PR-021 (Providence)	Meridian Science 7980, LP (7910 Science Application Court, Vienna VA) (Quasi-public athletic field)	K. Atkinson	D/O to 2/3/16 (D/O from 1/21/16) (P/H from 1/13/16) (from 12/3/15)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-S15-9 (Springfield)	Verizon Wireless (9211 Old Keene Mill Road) (Construction of a telecommunications structure with an overall height of 130 feet and an associated fenced equipment compound)	N. Knight	P/H to 2/3/16

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2003-PR-022 (Providence)	Pulte Home Corporation (N of Vaden Drive on East and West of Royal Victoria Drive) (Proffer amendment)	K. Atkinson	P/H to 4/13/16 (from 11/18/15)
AA 2012-SU-001 (Sully)	Jon and Kim Hickox (15950 Lee Highway) (Agricultural & Forestal District)	M. Lynskey	P/H to 2/25/16 (from 12/10/15)
AR 98-S-001-02 (Springfield)	Edith E. Bierly (8833 Lake Hill Drive, Lorton, VA) (Agricultural & Forestal Renewal)	M. Lynskey	P/H to 3/2/16