

July 2004

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

<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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**Planning Commission Meetings are held
 in the Board Auditorium of the Government Center Building
 at 12000 Government Center Parkway.**

All Planning Commission Meetings in July will begin at 8:15 pm.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 14, 2004

Posted: 3/22/04
Finalized: 7/15/04

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS SCHEDULED

Application	Applicant	Staff	PC Action
RZ/FDP 1998-LE-048 Building Elevation Designs	Metro Park LLC		Approved

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22 (P/H on 6/3/04)	Wal-mart Real Estate Business Trust	P. Braham	D/O to 7/29/04
RZ 2003-MV-045 & FDP 2003-MV-045 (Deferred from 6/16/04)	National Capital Land & Development, Inc	L. Shulenberg	Recommend Approval Approved
RZ/FDP 2003-MV-034 (P/H on 6/24/04)	National Capital Land & Development, Inc.	M.A. Godfrey	D/O to 7/21/04
PCA/FDPA 80-P-039-8 (P/H on 6/24/04)	Beazer Homes Corp.	C. Belgin	D/O to 7/29/04

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ 2003-MV-033 FDP 2003-MV-033 (Moved from 5/5/04)	Lorton Arts Foundation, Inc.	P. Braham	Recommend Approval Approved
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Moved from 4/21/04)	Foundation for Applied Technical Education	P. Braham	P/H to 9/30/04
SE 2004-LE-006	Wachovia Corporation, N.A.	C. Lewis	Recommend Approval
CSP B-846	JBG/Rockwood Gateway Land, L.L.C.	C. Belgin	P/H to 10/14/04
2232-V04-8 (Poplar Lane)	T-Mobile	W. Hagan	Recommend Approval
2232-L04-5 (Deferred from 5/20/04)	T-Mobile	D. Jillson	D/O to 9/30/04
AR 95-S-001 (Deferred from 6/16/04)	John T. Kincheloe	T. Swagler	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

Application	Applicant	Staff	PC Action
SEA 81-M-097-4	Capital Commercial Properties, Inc.	T. Swagler	P/H to Jan. 2005

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 14, 2004**

Posted: 6/30/04
Finalized: 7/15/04

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

- 7:30 p.m.** The joint School Facilities Committee (with School Board members) met in the Board Conference Room to continue discussions on the tracking of school proffer funds and funded and non-funded school projects.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

MOUNT VERNON DISTRICT

RZ 2003-MV-045/FDP 2003-MV-045 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC. - Appl. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.02 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located between Richmond Hwy. and Cranford St., S. of the intersection of Richmond Hwy. and Gunston Cove Rd. on approx. 6.21 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 113-2 ((1)) 20, 21 and 21A.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

2232-L04-5 - T-MOBILE USA - Appl. under provisions of *Code of Virginia* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility at the Virginia Hills Administrative Center, located at 6520 Diana La. near Rose Hill. The proposed facility will include an 85-ft. tall monopole with panel antennas, and a fenced area for equipment cabinets. Tax Map 92-2 ((1)) 2A.

SE 2004-LE-006 - WACHOVIA CORPORATION, NATIONAL ASSOCIATION - Appl. under Sects. 4-804 and 9-622 of the Zoning Ordinance to permit site modifications to a drive-in bank to include, waivers, increases and uses in a Commercial Revitalization District, (CRD). Located at 6300 Richmond Hwy. on approx 43,063 sq. ft. of land zoned C-8, CRD and HC. Tax Map 83-3 ((5)) (1) 1.

MOUNT VERNON DISTRICT

2232-V04-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC (T-MOBILE USA, INC.) - Appl. under provisions of Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia*, as amended, to construct a telecommunications facility at Bryant Alternative High School, located at 2709 Popkins Lane, Alexandria. The proposed facility will include panel antennas mounted on a 93.75-foot tall monopole that will replace an existing 75-foot tall baseball field light pole, a fenced area, and related equipment. Tax Map 93-3 ((1)) 3.

MOUNT VERNON DISTRICT

RZ 2003-MV-033/FDP 2003-MV-033 - LORTON ARTS FOUNDATION, INC. - Appls. to rezone from R-C to PDC to permit mixed use development on a portion of the former District of Columbia Department of Corrections Facility known as the Occoquan Workhouse, as an Art Center consisting of theaters, cultural center, museums and similar facilities; eating establishments; commercial recreation (Events Center) and multi-family dwellings for resident artists, performers, etc., at a Floor Area Ratio (FAR) of 0.08 and approval of the conceptual and final development plans. Located on the E. side of Ox Rd. S. of its intersection with Lorton Rd. on approx. 56.04 ac. of land. As part of this public hearing, the Board of Supervisors will consider the adaptive reuse of the historic structures and the demolition of up to five historic structures within the application property. Comp. Plan Rec: Adaptive Reuse of Workhouse. Tax Map 106-4 ((1)) 54 pt. (Also known as "Subparcel G.")

SPRINGFIELD DISTRICT

AR 95-S-001 - JOHN T. KINCHELOE - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Renewal of AF 95-S-001 previously approved for Forestal District. Located at the S. terminus of My Way, approximately 1,400 ft. S.W. of the Wyckland Dr. and Kincheloe Rd. intersection on approx. 24.88 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, July 14, 2004

Posted: 7/14/04
Finalized: 7/15/04

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

DECISIONS ONLY:

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST (P/H on 6/3/04)
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST " " "
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST " " "

RZ 2003-MV-045 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC. (P/H on 5/27/04)
FDP 2003-MV-045 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC. " " "

PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP. (P/H on 6/24/04)

RZ 2003-MV-034 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC. (P/H on 6/24/04)
FDP 2003-MV-034 - NATIONAL CAPITAL LAND AND DEVELOPMENT INC. " " "

DEFERRALS:

RZ 2003-LE-011 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION - P/H to 9/30/04
PCA 96-L-005-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION - " " "
SEA 96-L-034-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION- " " "

CSP B-846 - JBG/ROCKWOOD GATEWAY LAND, LLC - P/H to 10/14/04

APR ITEMS 04-III-6BR, 04-III-11BR; 04-III-12BR - P/H to indefinitely

ADMINISTRATIVE ITEM:

BUILDING ELEVATION DESIGNS for RZ/FDP 1998-LE-048, METRO PARK, Lee District

PUBLIC HEARINGS:

2232-L04-5 - T-MOBILE USA

1. Doug Boulter
Virginia Hills Citizens Association
6421 Gentele Court
Alexandria, VA 22310

2232-V04-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC (T-MOBILE USA, INC.)

1. Pat Kirylo
2605 Popkins Lane
Alexandria, VA 22036
2. Sam Miller
2400 Popkins Lane
Alexandria, A 22036
3. David Carlson
President, Popkins Farm HOA

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, July 14, 2004**

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AR 95-S-001 - JOHN T. KINCHELOE (Alcorn)

NO SPEAKERS

SE 2004-LE-006 - WACHOVIA CORPORATION, NATIONAL ASSOCIATION

NO SPEAKERS

RZ 2003-MV-033 - LORTON ARTS FOUNDATION, INC.
FDP 2003-MV-033 - LORTON ARTS FOUNDATION, INC.

1. Neal McBride
South Run Coalition
8105 Winter Blue Court
Springfield, VA 22153

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 15, 2004

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

Posted: 3/1/04
Finalized: 7/16/04

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M04-36 (Consent Agenda)	T-Mobile, 5205 Leesburg Pike	D. Marshall	Approved
FS-Y04-43 (Consent Agenda)	T-Mobile, 14151 Park Meadow Dr.	W. Hagan	Approved
FS-M04-40	Sprint, 3100 South. Manchester St.	W. Hagan	Approved
FS-M04-42	T-Mobile, 6850 Versar Center	W. Hagan	Approved
FSA-P04-15-1 (7389 Lee Highway)	T-Mobile, 7389 Lee Hwy.	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-01-MV-005 (P/H on 6/24/04)	William A. Kinder	L. Johnson	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-I-B3 (Mason District) (Moved from 9/8/04)	Out of Turn Plan Amendment	C. Quintero-Johnson	Recommend Approval
RZ 2003-DR-058 FDP 2003-DR-058 (Moved from 5/26/04)	Landmark Property Development, LLC	W. Mayland	Recommend Approval
2232-B04-6 (5035 Sideburn Rd.)	Omnipoint (T-Mobile)	D. Jillson	Approved
SE 2004-MV-001 & 2232-V04-2 (Deferred from 6/16/04)	Washington DC SMSA LP d/b/a Verizon Wireless	A. Shriber	D/O to 7/21/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Moved from 4/21/04)	Foundation for Applied Technical Education	P. Braham	P/H to 7/14/04
FDPA 82-P-069-13-9	Natick VA Realty Corp.	W. Mayland	P/H to 7/21/04
PCA 1996-HM-044-3 & FDPA 1996-HM-044 & PCA 86-C-029-10 & FDPA 86-C-029-6 & PCA 88-C-066-5 & FDPA 88-C-066	LB Dulles Acquisition LLC	W. Mayland	P/H to 9/29/04
SE 2004-PR-005 & RZ 2004-PR-005	Way of Faith Christian Training Center, Inc.	L. Shulenberger	P/H to 10/21/04
SEA 80-P-078-13	Inova Health Care Services	L. Shulenberger	P/H to 10/7/04
PCA/FDPA 2002-PR-016	West*Group Properties LLC	C. Lewis	P/H to 7/21/04

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, July 15, 2004**

Posted: 6/30/04
Finalized: 7/16/04

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

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room for a follow-up discussion on the proposed PDH Ordinance changes and an update on Parks and Transportation Out-of-Turn Plan Amendments.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

SE 01-V-005 - WILLIAM A. KINDER - Appl. under Sect. 2-904 of the Zoning Ordinance for uses in the floodplain to permit existing fill, retaining walls and other structures to remain in the floodplain and to permit additional land disturbing activity. Located at 7905, 7907 and 7909 Candlewood Dr. on approx. 37,500 sq. ft. of land zoned R-3. Tax Map 102-1 ((21)) 1 – 3. Also, under the Board’s consideration will be the applicant’s request for an exception under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to permit encroachments within the Resource Protection Area.

ITEMS SCHEDULED FOR PUBLIC HEARING

BRADDOCK DISTRICT

2232-B04-6 - T-MOBILE USA AND SPRINT PCS - Appl. under provisions of *Code of Virginia* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility at James W. Robinson, Jr. Secondary School, located at 5035 Sideburn Rd., Fairfax. The proposed facility will include panel antennas mounted on a 125-ft. tall monopole that will replace an existing 75-ft. tall football field light pole, and two fenced areas for equipment cabinets. Tax Map 68-4 ((3)) 1.

DRANESVILLE DISTRICT

RZ 2003-DR-058/ FDP 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.67 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of the terminus of Winterwood Pl. and S. of the terminus of Fantasia Dr. on approx. 11.99 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 10-4 ((1)) 1, 2A and 2B. Also under the Board’s consideration will be the applicant’s request for an exception under Section 118-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction of storm water management and other facilities within the resource protection area.

MASON DISTRICT

S04-I-B3 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment #S04-I-B3 concerning approximately 8 ac. located on the west side of South Jefferson Street in Sub-Unit C-1 of the Baileys Crossroads Community Business Center (Parcel # 62-1((1))16G). The area is planned for an adult congregate living facility at the existing intensity, which is approximately 1.0 FAR. The amendment will consider increasing the intensity up to 1.65 FAR to provide flexibility for the facility's future expansion.

MOUNT VERNON DISTRICT

SE 2004-MV-001 – WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a telecommunications facility. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with 2232-V04-2).

2232-V04-2 – WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with SE 2004-MV-001).

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST**

Thursday, July 15, 2004

*Posted: 7/15/04
Finalized: 7/16/04*

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

DECISIONS ONLY:

SE 01-V-005 - WILLIAM A. KINDER (P/H held on 6/24/04)

CONSENT AGENDA:

FS-M04-36 – T-Mobile, 5205 Leesburg Pike (Deadline 8/2/04)

FS-Y04-43 – T-Mobile, 14151 Park Meadow Dr. (Deadline 8/31/04)

FEATURES SHOWN:

FS-M04-40 – Sprint, 3100 South Manchester Street (Deadline 8/25/04)

FS-M04-42 --T-Mobile, 6850 Versar Center (Deadline 8/26/04)

FSA-P04-15-1- T-Mobile, 7389 Lee Highway (Deadline 9/16/04)

PUBLIC HEARINGS:

S04-I-B3 - OUT-OF-TURN PLAN AMENDMENT (Mason)

NO SPEAKERS

2232-B04-6 - T-MOBILE USA AND SPRINT PCS

- | | |
|---|--|
| 1. Karl Polzer
2619 Sigmona Street
Falls Church, VA 22046 | 2. Diana Barbera
11703 Amkin Drive
Clifton, VA 20124 |
|---|--|

SE 2004-MV-001 – WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON WIRELESS
2232-V04-2 – WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON WIRELESS

- | | |
|--|--|
| 1. Terrence Jackson
8060 Winding Way Court
Springfield, VA 22153 | 2. Jim Michal, Esquire
Jackson and Campbell |
|--|--|

RZ 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT
FDP 2003-DR-058 - LANDMARK PROPERTY DEVELOPMENT

- | | |
|---|--|
| 1. David Siebs
12630 Fantasia Drive
Herndon, VA 20170 | 2. Art Coleman
12866 Lady Fairfax Circle
Herndon, VA 20170 |
|---|--|

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 21, 2004**

*Posted: 4/7/04
Finalized: 7/22/04*

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, scroll down to the next page 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>
RZ 2003-MV-059 FDP 2003-MV-059 (Deferred from 6/3/04)	Anastasios and Anna Grypeos	C. Lewis	Recommend Approval Approved
RZ 2003-MV-034 FDP 2003-MV-034 (Deferred from 7/14/04)	National Capital Land & Development, Inc.	M.A. Godfrey	Recommend Approval Approved
SE 2004-MV-001 & 2232-V04-2 (P/H on 7/15/04)	Washington DC SMSA LP d/b/a Verizon Wireless	A. Shriber	Recommend Approval Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-HM-042 (Moved from 5/13/04)	Robert A. Young of Tysons 89, LLC	P. Braham	D/O to 7/29/04
SEA 82-V-003	Suntrust Banks, Inc.	P. Braham	Recommend Approval
Zoning Ordinance Amendment – ADU Housekeeping Update (Commissioner Alcorn)		D. Pesto	Recommend Approval
PCA C-131-6 & FDPA C-131-6	Newgate Homeowners Association, Inc.	A. Shriber	D/O to 9/22/04
PCA/FDPA 2002-PR-016 (Moved from 7/15/04)	West*Group Properties LLC	C. Lewis	D/O to 7/28/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SP-001 (Moved from 5/26/04)	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 9/8/04
PCA/FDPA 1998-SU-009 (Moved from 3/24/04)	Exxon Mobile Corporation	K. Shields	P/H to 10/6/04
FDPA 82-P-069-13-9 (Moved from 7/15/04)	Natick VA Realty Corp.	W. Mayland	P/H Deferred Indefinitely

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 21, 2004

Posted: 7/7/04
Finalized: 7/22/04

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

- 7:00 p.m.** The Environment Committee met in the Board Conference Room to receive updates on the Chesapeake Bay Plan and the watershed planning effort.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

MOUNT VERNON DISTRICT

RZ 2003-MV-059/FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS - Appls. to rezone from C-8, R-3, CRD and HC to PRM, CRD and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.76 (19.51 du/ac), approval of the conceptual and final development plans, and a waiver of the minimum district size. Located E. of Richmond Hwy., S. of East Lee Ave. and N. of Preston Ave. on approx. 1.23 ac. of land. Comp. Plan Rec: Comp. Plan. Rec: Office/Retail up to 0.30 FAR with options for Office/Retail up to 0.50 FAR and Mixed Use up to 0.80 FAR. Tax Map 93-1 ((18)) (D) 117, 126, 130 pt. and 138.

RZ 2003-MV-034/FDP 2003-MV-034 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC. - Appl from R-1 to PDH-8 to permit residential development at a density of 5.44 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of Gunston Cove Rd., approx. 600 ft. W. of its intersection with Richmond Hwy. on approx. 8.70 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 107-4 ((1)) 59, 113-2 ((1)) 3A and 3B.

SE 2004-MV-001 – WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a telecommunications facility. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with 2232-V04-2).

2232-V04-2 – WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Tax Map 98-1 ((1)) 21. (Concurrent with SE 2004-MV-001).

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT

PROGRAM - To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: Amend the Affordable Dwelling Unit (ADU) Program provisions to: (1) provide that mid-rise multiple family dwelling unit developments with more than 50 percent of the required parking provided in structures that opt into the ADU program shall provide at least 5 percent of the units as ADUs; (2) establish the deadline for submitting the Notice of Availability and Sales Offering Agreement as prior to the issuance of the first Residential Use Permit for an ADU; (3) set forth that 50 percent of certain proceeds in the amount of the difference between the net sales price of the foreclosed ADU and the defaulting owner's adjusted purchase price from the foreclosure sale of an ADU that is not subject to similar amendments made to the ADU Program in 2002 shall be contributed to the Fairfax County Housing Trust Fund; (4) allow a 1.5 percent brokerage fee to be paid for the resale of an ADU; (5) allow for certain increases in the sales price for the resale of an ADU for substantial and appropriate replacements or improvements to existing housing components; and (6) clarify and restructure certain other ADU provisions.

HUNTER MILL DISTRICT

RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.62 dwelling units per acre (du/ac). Located at the northern terminus of Irvin St. on approx. 6.19 ac. of land. Comp. Plan Rec: 1-2 du/ac. Hunter Mill District. Tax Map 28-4 ((1)) 22B, 23 and property owned by the US Government identified as Ashgrove La.

MOUNT VERNON DISTRICT

SEA 82-V-003 - SUNTRUST BANKS, INC. - Appl. under Sects. 7-607, 9-610, and 9-622 of the Zoning Ordinance to amend SE 82-V-003 previously approved for a drive-in bank to permit site modifications, change in land area and waiver of minimum lot size and lot width requirements in the CRD district. Located at 5922 Richmond Hwy. on approx. 28,207 sq. ft. of land zoned C-8, CRD and HC. Tax Map 83-3 ((1)) 67A and 69 pt.

PROVIDENCE DISTRICT

PCA 2002-PR-016/FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC - Appls. to amend the proffers and final development plan for RZ 2002-PR-016 previously approved for residential mixed use to permit site modifications with an overall Floor Area Ratio (FAR) of 3.00. Located in the N.W. quadrant of the intersection of Westpark Dr. and Park Run Dr. on approx. 13.55 ac. of land zoned PRM. Comp. Plan Rec: mixed use. Tax Map 29-4 ((7)) A3.

SULLY DISTRICT

PCA-C-131-06/FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. -

Appls. to amend the proffers and final development plan for RZ C-131 previously approved for residential development at a density of 5.36 dwelling units per acre (du/ac) to permit reduction in open space and addition of off-street parking spaces. Located on the E. and W. sides of Newton Patent Dr. on approx. 48.05 ac. of land zoned PDH-12 and WS. Comp. Plan Rec: 8-12 du/ac. Tax Map 54-1 ((9)) T and 54-3 ((10)) A, A1, C, D, F, G, H, K, L, M, P and R.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, July 21, 2004**

*Posted: 7/21/04
Finalized: 7/22/04*

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

DECISIONS ONLY:

RZ 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS (P/H on 6/03/04)
FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS " " "

SE 2004-MV-001 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON (P/H on 7/15/04)
2232-V04-2 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON " " "

RZ 2003-MV-034 - NATIONAL CAPITAL LAND (P/H on 6/24/04)
FDP 2003-MV-034 - NATIONAL CAPITAL LAND " " "

PUBLIC HEARINGS:

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM) (Alcorn)

NO SPEAKERS

PCA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.
FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.

- | | |
|--|---|
| 1. Ruth Towers
14309 Little Rocky Mountain Court
Centreville, VA 20120 | 7. Cecile Conroy
14557 Truro Parish Court
Centreville, VA 20121 |
| 2. Martin Ahrens
14490 Black Horse Court
Centreville, VA 20120 | 8. Thomas Ervin
14343 Johnny Moore Court
Centreville, VA 20120 |
| 3. Deborah Argenzio
14480 Black Horse Court
Centreville, VA 20120 | 9. Walter Kordek
6000 Havener House Way
Centreville, VA 20120 |
| 4. Angelo West
14335 Johnny Moore Court
Centreville, VA 20120 | |
| 5. Ron Kremer
14306 Johnny Moore Court
Centreville, VA 20120 | |
| 6. Thomas Durocher
14491 Four Chimney Dr.
Centreville, VA 20120 | |

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, July 21, 2004**

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PCA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC
FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC

NO SPEAKERS

RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC

1. Barbara Burlingame
1633 Irvin Street
Vienna, VA 22182
2. Thomas Melhuish
1642 Irvin Street
Vienna, VA 22182

SEA 82-V-003 - SUNTRUST BANKS, INC.

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 22, 2004**

Finalized: 7/23/04

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P04-44 (Consent Agenda) (2600 Park Tower Dr.)	Sprint	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S02-II-V2 (Fairlee)	Out of Turn Plan Amendment	C. Shultz	D/O to 9/9/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

None.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, July 22, 2004

*Posted: 7/7/04
Finalized: 7/23/04*

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

- 7:30 p.m.** The Transportation Committee met in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

PROVIDENCE DISTRICT

S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 73.5 acres generally located south of the Vienna Metro station and north of Route 29. The subject property is planned for residential use at 1-2 du/ac and 4-5 du/ac, and Public Facilities, Governmental and Institutional use with options for residential use at 5-8 du/ac, 12-16 du/ac and 16-20 du/ac depending on the amount of land consolidation. The proposed Plan amendment would modify the baseline recommendation to allow 4-5 and 5-8 du/ac; allow a residential option for 12-16 and 16-20 du/ac; and, allow an option for transit-oriented mixed use development for office, retail and residential use up to a maximum floor area ratio (FAR) of 1.8. The proposed Plan Amendment would also modify the boundaries and land unit designations shown in Figure 7 for the Vienna Transit Station Area. Recommendations relating to the transportation network may also be modified.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST**

Thursday, July 22, 2004

*Posted: 7/22/04
Finalized: 7/23/04*

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

CONSENT AGENDA ITEM

FS-P04-44 – Sprint, 2600 Park Tower Dr. (Deadline 9/5/04)

PUBLIC HEARINGS:

S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT (Fairlee) (Providence)

- | | |
|---|---|
| 1. Rick Bochner
Chairman, Fairlee Work Group
9402 Colonnade Drive
Vienna, VA 22181 | 10. Alexandra Simpson
Hunters Branch Townhome HOA
9353 Deer Glen Court
Fairfax, VA 22031 |
| 2. William Chamberlain
9544 Bel Glade Street
Fairfax, VA 22031 | 11. Jacqui Roland
9601 Bel Glade Street
Fairfax, VA 22031 |
| 3. Mark Tipton
3018 Hickory Grove Court
Fairfax, VA 22031 | 12. Carolyn Payne
9605 Bel Glade Street
Fairfax, VA 22031 |
| 4. Pete Young
9712 Five Oaks Road
Fairfax, VA 22031 | 13. Chris Smith
9644 Blake Lane
Fairfax, VA 22031 |
| 5. Peter Van Ryzin
L&M HOA
9545 Bel Glade Street
Fairfax, VA 22031 | 14. Joan Ridge
3000 James Street
Fairfax, VA 22031 |
| 6. Fran Hooper Miller
3015 James Street
Fairfax, VA 22031 | 15. Charles Ashmore
2920 Sayre Avenue
Fairfax, VA 22031 |
| 7. Art Wyman
9717 Five Oaks Road
Fairfax, VA 22031 | 16. Alan D. Johnson
2932 Sayre Avenue
Fairfax, VA 22031 |
| 8. Bill Bispo
3007 James Street
Fairfax, VA 22031 | 17. Everette Justus
3008 James Street
Fairfax, VA 22031 |
| 9. Tim Bradshaw
9704 Blake Lane
Fairfax, VA 22031 | 18. Trinh Dao
9658 Bel Glade Street
Fairfax, VA 22031 |

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, July 22, 2004

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19. Peter Slivka, President
Circle Woods HOA
9512 Poplar Leaf Court
Fairfax, VA 22031
20. Jackie Sharp
30427 Elm Court
Fairfax, VA 22031
21. Laurie Genervo Cole
Council Member, Town of Vienna
706 Spring Street SE
Vienna, VA 22180
22. Stewart Schwartz
Coalition for Smarter Growth
1777 Church Street NW
Washington, DC 20036
23. Jim Bunting
9712 Blake Lane
Fairfax, VA 22031
24. Cheryl Cort
Washington Regional Network
for Livable Communities
1777 Church Street NW
Washington, DC 20036
25. Doug Stafford
3071 White Birch Court
Fairfax, VA 22031
26. Denise Stafford
3071 White Birch Court
Fairfax, VA 22031
27. Allison Stafford
3071 White Birch Court
Fairfax, VA 22031
28. Kathy Aquilina
3056 Winter Pine Court
Fairfax, 22031
29. Lincoln Rhoads
3013 Winter Pine Court
Fairfax, VA 22031
30. Scott Teixeira
3029 White Birch Court
Fairfax, VA 22031
31. Jack Herrity
214 Locust Street
Vienna, VA 22180
32. Xu Zeng
3012 Hickory Grove Court
Fairfax, VA 22031
33. Matthew Sullivan
3012 Hickory Grove Court
Fairfax, VA 22031
34. John Lehrer
2847 Hideaway Road
Fairfax, VA 22031
35. Anne-Marie Pastorkovich, Esq.
Briarwood Citizens Assn. Land
Use Committee
2909 Nutley Street
Fairfax, VA 22180
36. Mitchell Cohen
9584 Lindenbrook St
Fairfax, VA 22031
37. Phillip Kokemueller
3053 White Birch Court
Fairfax, VA 22031
38. Emil Attanasi
605 Thelma Circle
Vienna, VA 22180
39. Charles Hall
9577 Blake Park Court
Fairfax, Va. 22031
40. Roberta Johnson
9577 Blake Park Court
Fairfax, VA 22031

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, July 22, 2004

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41. Dr. Cate Jenkins
Blakeview Homeowners Association
3029 Mission Square Drive
Fairfax, VA 22031
42. John Bailey
Smart Growth Alliance
1025 Thomas Jefferson St., NW
Suite 500 West
Washington, DC 20007
43. Jennifer Finnigan
9531 Poplar Leaf Court
Fairfax, VA
44. Randy Cisler
3053 White Birch Court
Fairfax, VA 22031
45. Roger Diedrich
3322 Prince William Drive
Fairfax, VA 22031
46. Jennifer Harding
3007 Steven Martin Drive
Fairfax, VA 22031
47. Jacob Davison, President
Blakeview Homeowners Association
9519 Barcellona Court
Fairfax, VA 22031
48. Tynika Charles
3028 Hickory Grove Court
Fairfax, VA 22031
49. Garrich Charles
3028 Hickory Grove Court
Fairfax, VA 22031
50. Toniesha Charles
3028 Hickory Grove Court
Fairfax, VA 22031
51. Pamela Charles
3028 Hickory Grove Court
Fairfax, VA 22031
52. Ian Charles
3028 Hickory Grove Court
Fairfax, VA 22031
53. Dr. James H. Fahs
2927 Sayre Road
Fairfax, VA 22031-1116
54. Brandon Mitchell
3020 Hickory Grove Ct
Vienna, VA 22181
55. David Keyes
Hunters Branch Condo Assn.
2331 Deer Hollow Way #405
Fairfax, VA 22301
56. Tim Reed
Dunn Loring Woods HOA
202 Talahi Road
Vienna, VA 22180
57. Stephen Pastorkovich
2909 Nutley Street
Fairfax, VA 22031
58. Gary Gillum
Southwest Vienna Citizens Assn.
1008 Rachel Lane
Vienna, VA 22180
59. Linda Ferri
Mosby Woods Elementary School PTA
9818 Five Oaks Rd.
Fairfax, VA 22031
60. Timothy Sampson, Esquire
Walsh, Colucci, Lubeley,
Emrich and Terpak
2200 Clarendon Blvd.
Arlington, VA 22201
61. Greg Ault
EDAW, Inc.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, July 22, 2004**

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62. Stuart Franklin
Circle Woods HOA
3092 Birch Ct.
Fairfax, VA 22031

63. Janet Coren
3075 White Birch Court
Fairfax, VA 22031

64. Dawn Defenbaugh
2909 Beau Lane
Fairfax, VA 22031

65. Frank McDermott, Esquire
Hunton and Williams

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 28, 2004**

*Posted: 4/5/04
Finalized: 7/29/04*

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

Application	Applicant	Staff	PC Action
FS-V04-48 (Consent Agenda) (8230 Southrun Road)	T-Mobile	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PCA/FDPA 2002-PR-016 (P/H on 7/21/04)	West*Group Properties LLC	C. Lewis	D/O to 7/29/04

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2004-PR-006	Whitestone Investments, Inc.	A. Shriber	D/O to 9/9/04
SEA 85-L-022-2 & 2232-M04-10	Public Broadcasting Service	T. Swagler	Recommend Approval Approved
S04-I-B2 (Mason District)	Out-of-Turn Plan Amendment	C. Quintero Johnson	P/H to 9/8/04
RZ/FDP 2003-HM-046 & PCA 2000-HM-044 & PCA 77-C-098-5 & PCA 80-C-028-7 (Deferred from 6/3/04)	TST Woodland L.L.C.	W. Mayland	P/H to 9/9/04
PCA 84-P-002-4 & SE 2004-PR-014	Fair Oaks Penderbrook Apartments, LLC	T. Swagler	D/O to 9/9/04
SE 2004-PR-016 (Moved from 9/23/04)	Prentiss Properties Acquisition Partners LP	W. Mayland	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

Application	Applicant	Staff	PC Action
Public Facilities Manual Amendments – drainage divides, (Commissioner Frost Wilson)	posting handicapped signs and cash deposits	J. Leavitt	P/H to 9/9/04

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 28, 2004**

Posted: 7/14/04
Finalized: 7/29/04

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

- 7:30 p.m.** The Housing Committee met in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

SEA 85-L-022-02 - PUBLIC BROADCASTING SERVICE - Appl. under Sect. 5-504 of the Zoning Ordinance to amend SE 85-L-022 previously approved for a radio, television, microwave facility, and satellite earth station to permit building addition and site modifications. Located at 6455 Stephenson Wy. on approx. 4.31 ac. of land zoned I-5. Tax Map 81-1 ((9)) A. (Concurrent with 2232-M04-10.)

2232-M04-10 - PUBLIC BROADCASTING SERVICE - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the addition of an office building and site improvements for a radio, television, microwave facility and satellite earth station. Located at 6455 Stephenson Way on approx. 4.31 ac. of land zoned I-5. Tax Map 81-1 ((9)) A. (Concurrent with SEA 85-L-022-2.)

PROVIDENCE DISTRICT

RZ 2004- PR-006/ FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC. - Appls. to rezone from R-1 and HC to PDH-12 and HC to permit residential development at a density of 9.16 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Leesburg Pi. approx. 400 ft. E. of George C. Marshall Dr. on approx. 1.31 ac. of land. Comp. Plan Rec: 12-16 d/ac. Tax Map 39-2 ((1)) 56.

PCA 84-P-002-04 - FAIR OAKS PENDERBROOK APARTMENTS, LLC - Appl. to amend the proffers for RZ 84-P-002 previously approved for residential development at a density of 6.15 dwelling units per acre (du/ac) to permit revisions to approved proffers. Located in the S.E. quadrant of the intersection of W. Ox Rd. and Penderbrook Dr. on approx. 19.38 ac. of land zoned PDH-8 and HC. Comp. Plan Rec: Fairfax Center: 6.6 du/ac at overlay. Tax Map 46-3 ((1)) 71. (Concurrent with SE 2004-PR-014.)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 28, 2004**

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PROVIDENCE DISTRICT (cont.)

SE 2004-PR-014 - FAIR OAKS PENDERBROOK APARTMENTS, LLC - Appl. under Sects. 9-614 of the Zoning Ordinance to permit nonconforming condominium conversions. Located at 3905 Penderview Dr. on approx. 19.38 ac. of land zoned PDH-8 and HC. Tax Map 46-3 ((1)) 71. (Concurrent with PCA 84-P-002-04.)

SE 2004-PR-016 - PRENTISS PROPERTIES ACQUISITION PARTNERS LP - Appl. under Sects. 4-304 of the Zoning Ordinance to permit a university/college. Located at 8270 Willow Oaks Corporate Dr. on approx. 4.05 ac. of land zoned C-3. Tax Map 49-3 ((1)) 140.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, July 28, 2004**

*Posted: 7/28/04
Finalized: 7/29/04*

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

DECISION ONLY:

PCA 2002-PR-016 - WEST*GROUP PROPERTIES LLC (P/H on 7/21/04)
FDPA 2002-PR-016 - WEST*GROUP PROPERTIES LLC - " " "

DEFERRALS:

S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT (MASON DISTRICT) - P/H to 9/8/04

RZ 2003-HM-046 - TST WOODLAND L.L.C. - P/H to 9/9/04
FDP 2003-HM-046 - TST WOODLAND L.L.C. - " " "
PCA 2000-HM-044 - TST WOODLAND L.L.C. - " " "
PCA 77-C-098-5 - TST WOODLAND L.L.C. - " " "
PCA 80-C-028-7 - TST WOODLAND L.L.C. - " " "

CONSENT AGENDA:

FS-V04-48 – T-Mobile, 8230 Southrun Road (Deadline 9/23/04)

PUBLIC HEARINGS:

SE 2004-PR-016 - PRENTISS PROPERTIES ACQUISITION PARTNERS LP

NO SPEAKERS

PCA 84-P-002-04 - FAIR OAKS PENDERBROOK APARTMENTS
SE 2004-PR-014 - FAIR OAKS PENDERBROOK APARTMENTS

1. David Braun
Penderbrook Community Association
3704 Golf Trail Lane
Fairfax, VA 22033

SEA 85-L-022-02 - PUBLIC BROADCASTING SERVICE
2232-M04-10 - PUBLIC BROADCASTING SERVICE

NO SPEAKERS

RZ 2004- PR-006 - WHITESTONE INVESTMENTS, INC.
FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 29, 2004

Posted: 4/5/04
Finalized: 7/30/04

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, scroll down to the next page 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>
FS-S04-51 (5755 Revercomb Ct.)	Omnipoint (T-Mobile)	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22 (Deferred from 7/14/04)	Wal-mart Real Estate Business Trust	P. Braham	Recommend Approval
PCA 80-P-039-8 FDPA 80-P-039-8 (Deferred from 7/14/04)	Beazer Homes Corp.	C. Belgin	Recommend Approval Approved
RZ 2003-HM-042 (P/H on 7/21/04)	Robert A. Young of Tysons 89, LLC	P. Braham	Recommend Approval
PCA 2002-PR-016 FDPA 2002-PR-016 (Deferred from 7/28/04)	West*Group Properties LLC	C. Lewis	Recommend Approval Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MV-062 (Moved from 4/21/04)	Eastwood Properties, Inc.	L. Shulenberg	D/O to 9/9/04
RZ 2004-PR-007	Eric H. Wyant, Joyce H. Wyant, David Young	C. Belgin	D/O to 9/8/04
SEA 00-D-006-2 & PCA 2004-DR-023	Oakcrest School	C. Lewis	Recommend Approval
RZ/FDP 2003-MV-060 (Moved from 6/3/04)	D. R. Horton, Inc.	C. Belgin	P/H to 9/8/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-054 & SE 2003-PR-030 (Deferred from 6/16/04)	Ourisman Bethesda, Inc.	C. Lewis	P/H to 9/30/04
Zoning Ordinance Amendment – PDH changes (Commissioner Alcorn) (Moved from 6/24/04)		D. Johnson-Quinn	P/H to 9/30/04
SE 2004-LE-008	Motiva Enterprises, L.L.C.; Franconia Shell, Inc.	L. Shulenberg	P/H to 10/20/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, July 29, 2004

Posted: 7/14/04
Finalized: 7/30/04

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

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

ITEMS SCHEDULED FOR DECISION ONLY

HUNTER MILL DISTRICT

RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.62 dwelling units per acre (du/ac). Located at the northern terminus of Irvin St. on approx. 6.19 ac. of land. Comp. Plan Rec: 1-2 du/ac. Hunter Mill District. Tax Map 28-4 ((1)) 22B, 23 and property owned by the US Government identified as Ashgrove La.

LEE DISTRICT

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST - Appl. to amend the proffers for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved as open space for mixed use development to permit site modifications. Located N. of King Center Dr., W. of Sir Viceroy Dr. on approx. 30,492 sq. ft. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 91-2 ((1)) 32B pt. (Concurrent with PCA 84-L-020-21 and FDPA 84-L-020-02-12.)

PCA 84-L-020-21/FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST - Appls. to amend the proffers and final development plan for a portion of the land rezoned pursuant to RZ 84-L-020 and previously approved for mixed use development to permit building additions and site modifications with a Floor Area Ratio (FAR) of 0.22 within the application property. Located in the S.W. quadrant of Kingstowne Blvd. and Sir Viceroy Dr. on approx. 14.12 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 91-2 ((1)) 32B pt. (Concurrent with PCA 84-L-020-22.)

PROVIDENCE DISTRICT

PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP. – Appl. to amend the proffers and final development plan for RZ 80-P-039 previously approved for 305,500 sq. ft. of office development at an FAR of 0.70 to permit conversion to residential development at an FAR of 0.70. Located on the W. side of Nutley St. approximately 400 ft. N. of Lee Hwy. on approx. 10.00 ac. of land zoned PDC and HC. Comp. Plan Rec: Mixed Use. Tax Map 48-4 ((1)) 58.

PCA 2002-PR-016/FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC - Appls. to amend the proffers and final development plan for RZ 2002-PR-016 previously approved for residential mixed use to permit site modifications with an overall Floor Area Ratio (FAR) of 3.00. Located in the N.W. quadrant of the intersection of Westpark Dr. and Park Run Dr. on approx. 13.55 ac. of land zoned PRM. Comp. Plan Rec: mixed use. Tax Map 29-4 ((7)) A3.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, July 29, 2004**

Page 2

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

SEA 00-D-006-02 OAKCREST SCHOOL - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 00-D-006 previously approved for a private school of general education and a place of worship to permit a private school of general education with temporary trailers and to delete the place of worship use. Located at 850 Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A. (Concurrent with PCA 2004-DR-023.)

PCA 2004-DR-023 - OAKCREST SCHOOL - Appl. to add proffers to an approximately 5.46 acre property zoned R-I. Located in the N.W. quadrant of the intersection of Georgetown Pi. and Balls Hill Rd. Comp. Plan Rec: Res. 1-2 du/ac. Tax Map 21-3 ((1)) 56A. (Concurrent with SEA 00-D-006-02.)

MOUNT VERNON DISTRICT

RZ 2003-MV-062/FDP 2003-MV-062 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-2 to PDH-2 to permit residential development at a density of 1.78 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Nalls Rd. 1000 ft. W. of Old Mount Vernon Rd. on approx. 3.40 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 101-4 ((1)) 60 and 61.

PROVIDENCE DISTRICT

RZ 2004-PR-007 - ERIC H. WYANT, JOYCE H. WYANT, DAVID YOUNG - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.19 dwelling units per acre (du/ac). Located on the N. and S. sides of Rainbow Rd. approx. 200 ft. W. of Woodford Rd. on approx. 39,805 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1 ((1)) 46 and 49.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST**

Thursday, July 29, 2004

*Posted: 7/29/04
Finalized: 7/30/04*

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

DECISION ONLY:

PCA 84-L-020-22 - WAL-MART REAL ESTATE BUSINESS TRUST (P/H on 6/3/04)
PCA 84-L-020-21 - WAL-MART REAL ESTATE BUSINESS TRUST " " "
FDPA 84-L-020-02-12 - WAL-MART REAL ESTATE BUSINESS TRUST " " "

PCA 80-P-039-08/FDPA 80-P-039-08 - BEAZER HOMES CORP. (P/H on 6/24/04)

RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC (P/H on 7/21/04)

PCA 2002-PR-016 - WEST*GROUP PROPERTIES LLC (P/H on 7/21/04)

FDPA 2002-PR-016 - WEST*GROUP PROPERTIES LLC - " " "

DEFERRAL:

RZ 2003-MV-060/FDP 2003-MV-060 - D.R. HORTON, INC. - P/H to 9/08/04

FEATURES SHOWN:

FS-S04-51 – Omnipoint (T-Mobile), 5755 Revercomb Court (Deadline 9/26/04)

PUBLIC HEARINGS:

SEA 00-D-006-02 - OAKCREST SCHOOL

PCA 2004-DR-023 - OAKCREST SCHOOL

NO SPEAKERS

RZ 2004-PR-007 - ERIC H. WYANT, JOYCE H. WYANT, DAVID YOUNG

1. Lee Miller
1867 Beulah Road
Vienna, VA 22182

2. Robert Hess
8415 Rainbow Road
Vienna, VA 22184

RZ 2003-MV-062/FDP 2003-MV-062 - EASTWOOD PROPERTIES, INC. (Murphy)

1. Cliff Krowne
3810 Maryland Street
Alexandria, VA 22309