

# July 2005

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>
					1	2
3	4 <b>County Holiday</b> 	5	6	7	8	9
10	11 <b>Board of Supervisors Meeting</b>	12	13 <b>Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	14 <b>Planning Commission Meeting</b> <b>7:30 Meeting Time</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	15	16
17	18	19	20	21 <b>Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	22	23
24	25 <b>Board of Supervisors Meeting</b>	26	27 <b>Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	28 <b>Planning Commission Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	29	30
31	<p><b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b></p> <p><b>All Planning Commission Meetings for the month of July will begin at 8:15 pm, EXCEPT for July 14, which will begin at 7:30pm.</b></p>					

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, July 13, 2005

Posted: 2/7/05  
Finalized: 7/14/05

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE ITEMS

Approval of minutes from July 9, 10, 17, 23, 24, & 30, 2003

Workshop: Workshop on ZOA (WMATA Facilities) to be held on July 14, 2005 at 7:30 pm, Board Auditorium

### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-V05-5	Cingular, 6677 Richmond Hwy	Concur

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSPA 82-P-069-4	U. S. Homes Corporation	K. Crookshanks	Approved
CSPA 86-P-089	The Peterson Companies	K. Crookshanks	Approved
CSPA 82-P-069-5			Approved
CSPA 86-W-001			Approved
RZ 2004-MA-038	Moon Sik Park	K. Crookshanks	P/H held; D/O to 7/27/05
RZ 2005-MV-001 & FDP 2005-MV-001	Brookfield Ridge Road, LLC	K. Crookshanks	P/H held; D/O to 9/29/05
PCA/FDPA 87-P-052-2 PCA/FDPA 84-P-007-3 (Springfield District)	EYA Development, Incorporated	K. Abrahamson	P/H held; D/O to 7/14/05

### ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-LE-045	MC Property Development	T. Swagler	Moved to 10/19/05 (Moved from 5/26/05)
SE 2003-SP-035	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	Moved to 10/19/05

### ITEMS WITH INTENT TO DEFER

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V04-16	Fairfax County Park Authority (Mt. Vernon)	L. Hush	Intend to defer to 10/6/05 from 7/14/05
RZ/FDP 2004-LE-021	Landmark Property Development (Now Seeking PDH-30 Zoning)	C. Lewis	Intend to defer to 7/28/05 from 7/21/05
SE 2005-LE-011 (CRD)	Jennings Motor Company	S. Williams	Intend to defer to 9/15/05 from 7/28/05

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

Wednesday, July 13, 2005  
Page 1 of 2

Posted: 6/23/05  
Finalized: 7/14/05

**KEY**  
P/H – Public Hearing  
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- 7:30 p.m.** The School Facilities Committee will meet in the Board Conference Room to discuss joint planning issues.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**PUBLIC HEARINGS**

**LEE DISTRICT**

**RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC** - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.52 dwelling units per acre (du/ac). Located on the S. side of Steinway St., approx. 300 ft. S.E. of its intersection with Beulah St. on approx. 4.61 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 91-3 ((1)) 54A. [Deferred to 10/19/05](#)

**MASON DISTRICT**

**RZ 2004-MA-038 - MOON SIK PARK** - Appl. to rezone from C-6, HC, SC and CRD to C-7, HC, SC and CRD to permit commercial development with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Little River Tnpk. approx. 400 ft. E. of its intersection with Backlick Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 71-1 ((1)) 115A and 116B. [P/H held; deferred D/O to 7/27/05](#)

**MOUNT VERNON DISTRICT**

**RZ 2005-MV-001/FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A and 69. [P/H held; deferred D/O to 9/29/05](#)

**SPRINGFIELD DISTRICT**

**CSPA 86-P-089 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located in the S.W. quadrant of the intersection of West Ox Rd. and Fair Lakes Pkwy. on approx. 3.29 ac. of land zoned PDC. Tax Map 55-2 ((1)) 15 pt. (Concurrent with CSPA 86-W-001 and CSPA 82-P-069-5.) [Approved](#)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

Wednesday, July 13, 2005  
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Posted: 6/23/05  
Finalized: 7/14/05

**KEY**  
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**SPRINGFIELD DISTRICT (Cont.)**

**CSPA 86-W-001 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located on the N. side of I-66 and S. of Fair Lakes Pkwy., W. of its intersection with West Ox Rd. on approx. 30.78 ac. of land zoned PDC. Tax Map 55-2 ((1)) 15 pt. (Concurrent with CSPA 82-P-069-5 and CSPA 86-P-089.) [Approved](#)

**CSPA 82-P-069-5 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located on the S. side of Fair Lakes Cir. and E. and W. of Roger Stover Dr. on approx. 15.68 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14B1, 14B2 and 14B3. (Concurrent with CSPA 86-W-001 and CSPA 86-P-089.) [Approved](#)

**CSPA 82-P-069-4 - U.S. HOMES CORPORATON** - Appl. to amend the existing Comprehensive Sign Plan. Located in the N.W. quadrant of the intersection of Fair Lakes Blvd. and Fair Lakes Pkwy. on approx. 22.48 ac. of land zoned PDC and WS. Tax Map 45-4 ((18)) A and 55-1 ((29)) A. [Approved](#)

**SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE** - Appl. under Sect. 3-104, 2-904, and 3-204 of the Zoning Ordinance to permit a plant nursery and uses in a floodplain. Located at 9401 Burke Rd. on approx. 21.84 ac. of land zoned R-1 and R-2. Tax Map 78-4 ((1)) 17A, 17B and 17C. Also under consideration will be the applicant's request for a Water Quality Exception #8450-WRPA-001-1 under section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit plant nursery uses including building and festival uses. [Deferred to 10/19/05](#)

**PCA 87-P-052-02/FDPA 87-P-052-02 - EYA DEVELOPMENT, INC.** - Appls. to amend the proffers and final development plan for RZ 87-P-052 previously approved for office development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located in the S.E. corner of the intersection of Legato Rd. and West Ox Rd., on approx. 2.44 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 40. (Concurrent with PCA/FDPA 84-P-007-03.) [P/H held; D/O deferred to 7/14/05](#)

**PCA 84-P-007-03/FDPA 84-P-007-03 - EYA DEVELOPMENT, INC.** - Appls. to amend the proffers and final development plan for RZ 84-P-007 previously approved for office development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located on the S. side of Legato Rd. approx. 150 ft. E. of West Ox Rd. on approx. 5.41 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 51. (Concurrent with PCA/FDPA 87-P-052-2.) [P/H held; D/O deferred to 7/14/05](#)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, July 13, 2005**  
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**DEFERRALS:**

RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC - P/H to 10/19/05

SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE - P/H to 10/19/05

**FEATURE SHOWN:**

FS-V05-5 - Cingular, 6677 Richmond Highway (Deadline 7/23/05)

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RZ 2004-MA-038 - MOON SIK PARK

NO SPEAKERS

CSPA 82-P-069-4 - U.S. HOMES CORPORATION (Springfield District)

NO SPEAKERS

CSPA 86-P-089 - THE PETERSON COMPANIES, LC (Springfield District)

CSPA 86-W-001 - THE PETERSON COMPANIES, LC " "

CSPA 82-P-069-5 - THE PETERSON COMPANIES, LC " "

NO SPEAKERS

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD

FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD

- |  |  |
|--|--|
| 1. Teresa Champion, President<br>Middle Valley Civic Association<br>8100 Backlash Court<br>Springfield, VA 22153 | 5. Denise Ahola<br>8197 Ships Curve Lane<br>Springfield, VA 22153  |
| 2. Randy Becker<br>7513 Candytuft Court<br>Springfield, VA 22153   | 6. Jim Brado<br>7831 Roundabout Way<br>Springfield, VA 22153   |
| 3. Diana Taylor<br>Known Heirs of Archibald & Patience Hall<br>4842 Cherokee Avenue<br>Alexandria, VA 22312      | 7. Linwood Gorham, Co-Chair<br>South County Fed. Land Use Committee<br>6036 Chapman Road<br>Lorton, VA 22079 |
| 4. Roger Larson<br>7501 Candytuft Court<br>Springfield, VA 22153   | 8. Jim Renfro<br>8615 Kerry Lane<br>Springfield, VA 22152  |
|  | 9. George Berry<br>7571 Vogels Way<br>Springfield, VA 22153  |

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, July 13, 2005**  
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PCA 87-P-052-02 - EYA DEVELOPMENT, INC. (Springfield District)  
FDPA 87-P-052-02 - EYA DEVELOPMENT, INC. " "  
PCA 84-P-007-03 - EYA DEVELOPMENT, INC. " "  
FDPA 84-P-007-03 - EYA DEVELOPMENT, INC. " "

1. John Holmes  
4104 Legato Road  
Fairfax, VA 22031
  
2. James Beachy  
Centerpointe Church  
15325 Blueridge View Drive  
Centreville, VA 20120
  
3. Keith Godwin  
5107 Pheasant Ridge Road  
Fairfax, VA 22030
  
4. Kyle Walton  
Coalition for Smarter Growth  
4000 Albemarle Street NW, Suite 310  
Washington, DC 20016
  
5. Roger Rohrbaugh  
1983 Horse Shoe Drive  
Vienna, VA 22182
  
6. John Farrell, Esquire  
McCandlish & Lillard  
11350 Random Hills Road, Suite 500  
Fairfax, VA 22030

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 14, 2005**

Posted: 3/30/05  
 Revised: 7/15/05

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

**Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.**

**PUBLIC INFORMATION WORKSHOP**

Public information session on ZOA dealing with WMATA facilities.

PH on 7/21/05

**DEFERRALS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-V04-16	FC Park Authority	L. Hush	P/H to 10/6/05

**CONSENT AGENDA ITEM**

FS-V05-17	Omnipoint at Terminal Road	W. Hagan	Concur
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**ITEMS SCHEDULED FOR DECISION ONLY**

2232-P05-3	Fairfax County Parks	D. Jillson	Approved (Moved from 6/15/05)
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RZ/FDP 2004-PR-024	Anthony Development Ltd.	C. Belgin	Deferred to 7/28/05 (Moved from 6/15/05)
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PCA 87-P-052-2 FDPA 87-P-052-2 PCA 84-P-007-3 FDPA 84-P-007-3	EYA Development, Incorporated (Springfield District)	K. Abrahamson	Approval recommended Approved Approval recommended Approved
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

RZ/FDP 2003-MV-060	D. R. Horton, Inc.	C. Belgin	D/O to 9/29/05
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RZ 2005-RP-003	Dunn Loring Metro Apartments Partnership	A. Shriber	D/O to 9/22/05
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RZ/FDP 2002-HM-043 & PCA 79-C-037-5 & SE 2002-HM-046	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	K. Abrahamson	P/H to 9/28/05 (Moved from 6/29/05)
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PCA 2005-MV-018 & SE 2005- MV-012	Commerce Bank, N.A.	S. Williams	D/O to 7/21/05 D/O to 7/21/05
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**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

RZ/FDP 2004-LE-043	Eastwood Properties, Inc.	P. Braham	Moved to 9/15/05 (Moved from 5/19/05)
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SE 2005-PR-009	Sunrise Assisted Living Partnership (10322/10300 Blake Lane)	P. Braham	Moved to 10/27/05 (Moved from 6/30/05)
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2232-D04-15	Verizon	A. Capps	Moved to 9/22/05 (Moved from 7/13/05)
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2232-V04-16	Fairfax County Park Authority	L. Hush	Moved to 10/6/05 (Moved from 6/16/05)
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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, July 14, 2005  
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Posted: 6/23/05  
Revised: 7/15/05

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

**PUBLIC INFORMATION WORKSHOP**

- 7:30 p.m.** The Planning Commission held a public information session on the upcoming Zoning Ordinance Amendment dealing with WMATA facilities, which is scheduled for public hearing by the Planning Commission July 21, 2005.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PROVIDENCE DISTRICT**

**RZ 2004-PR-024/FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD** - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waiver of minimum district size. Located on the W. side of George Washington Rd., approximately 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.31 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. **D/O ON 7/28/05.**

**2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY** - Appl. to add land to Nottoway Park, located at 9537 Courthouse Rd., Vienna, and to develop new facilities and update and renovate existing facilities at the park. Tax Map 48-1 ((1)) 74, 85, 86. Area II. Copies of the application with a description of the facility may be obtained from the Dept. of Planning and Zoning, 7<sup>th</sup> fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. **APPROVED.**

**SPRINGFIELD DISTRICT**

**PCA 87-P-052-02/FDPA 87-P-052-02 - EYA DEVELOPMENT, INC.** - Appls. to amend the proffers and final development plan for RZ 87-P-052 previously approved for office development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located in the S.E. corner of the intersection of Legato Rd. and West Ox Rd., on approx. 2.44 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 40. (Concurrent with PCA/FDPA 84-P-007-03.)

**PCA 84-P-007-03/FDPA 84-P-007-03 - EYA DEVELOPMENT, INC.** - Appls. to amend the proffers and final development plan for RZ 84-P-007 previously approved for office development to permit a change in approved uses to residential at an overall intensity of 0.87 Floor Area Ratio (FAR). Located on the S. side of Legato Rd. approx. 150 ft. E. of West Ox Rd. on approx. 5.41 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center area; Office/Mixed Use. Tax Map 46-3 ((1)) 51. (Concurrent with PCA/FDPA 87-P-052-2.) **APPROVAL RECOMMENDED.**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

Thursday, July 14, 2005  
Page 2 of 3

Posted: 6/23/05  
Revised: 7/15/05

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

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**HUNTER MILL DISTRICT**

**RZ 2002-HM-043/FDP 2002-HM-043 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC** - Appls. to rezone from R-1 and I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.79 and approval of the conceptual and final development plans. Located W. of Centreville Rd. and N. & S. of Sunrise Valley Dr. on approx. 53.80 ac. Of land. Comp. Plan Rec: Mixed Use. Tax Map 16-3 ((1)) 4B, 4C, 5 and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39). (Concurrent with PCA 79-C-037-5 and SE 2002-HM-046.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility. [P/H TO 9/28/05.](#)

**PCA 79-C-037-5 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST** - Appl. to delete 3.55 ac. Site from the proffers for RZ 79-C-037 approved for industrial development to permit the area to be rezoned as part of RZ 2002-HM-043. Located on the W. side of Centreville Rd., approx. 400 ft. S. and 175 ft. W. of its intersection with Sunrise Valley Dr. on approx. 3.55 ac. Of land zoned I-4. Comp. Plan Rec: mixed use. Tax Map 16-3 ((1)) 4B and 4C. (Concurrent with SE 2002-HM-046 and RZ/FDP 2002-HM-043.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility. [P/H TO 9/28/05.](#)

**SE 2002-HM-046 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located N. and S. Sunrise Valley Dr. and W. of Centreville Rd. on approx. 53.80 ac. Of land zoned PDC. Tax Map 16-3 ((1)) 4B, 4C, 5 and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39). (Concurrent with PCA 79-C-037-5 and RZ/FDP 2002-HM-043.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility. [P/H TO 9/28/05.](#)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, July 14, 2005  
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*Posted: 6/23/05  
Revised: 7/15/05*

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

**MOUNT VERNON DISTRICT**

**RZ 2003-MV-060/FDP 2003-MV-060 - D.R. HORTON, INC.** - Appls. to rezone from R-1 and HD to PDH-8 and HD to permit residential development at a density of 5.79 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Telegraph Rd. approximately 1,000 ft. N. of its intersection with Richmond Hwy. on approx. 12.79 ac. Of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 108 -1 ((1)) 12, 13, 14, 15 and 16; 108-1 ((3)) 1, 2 and 2A. **D/O TO 9/29/05.**

**PCA 2005-MV-018 - COMMERCE BANK, NA** - Appl. to establish proffers on unproffered land and a modification of streetscape requirements in a Commercial Revitalization District, (CRD). Located on the E. side of Richmond Hwy. approx. 300 ft. S. of Dawn Dr. and N. of Beddoo Rd. on approx. 1.65 ac. Of land zoned C-8, R-4, CRD and HC. Comp. Plan Rec: Office and Retail with an option for Residential. Tax Map 93-1 ((1)) 25. (Concurrent with SE 2005-MV-012.) **D/O TO 7/21/05.**

**SE 2005-MV-012 - COMMERCE BANK, NA** - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and modification of the streetscape requirement in a Commercial Revitalization District, (CRD). Located at 6615 Richmond Hwy. on approx. 41,920 sq. ft. of land zoned C-8, CRD and HC. Tax Map 93-1 ((1)) 25 pt. (Concurrent with PCA 2005-MV-018.) **D/O TO 7/21/05.**

**PROVIDENCE DISTRICT**

**RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP** - Appl. to rezone from R-20 to R-30 to permit residential development at a density of 34.28 dwelling units per acre (du/ac) including bonus density for ADU's, and waiver of minimum district size. Located on the E. side of Gallows Rd. and approx. 200 ft. S. of Park Tower Dr. on approx. 38,114 sq. ft. of land. Comp. Plan Rec: 35-40 du/ac. Tax Map 49-2 ((1)) 41. **D/O TO 9/22/05.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, July 14, 2005**

Posted: 7/14/05  
Revised: 7/15/05

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

**DECISIONS ONLY:**

2232-P05-3 - FAIRFAX COUNTY PARK AUTHORITY (P/H on 5/19/05)

PCA 87-P-052-02 - EYA DEVELOPMENT, INC. (Springfield District) (P/H on 7/13/05)

FDPA 87-P-052-02 - EYA DEVELOPMENT, INC. " " " "

PCA 84-P-007-03 - EYA DEVELOPMENT, INC. " " " "

FDPA 84-P-007-03 - EYA DEVELOPMENT, INC. " " " "

**DEFERRAL:**

2232-V04-16 - FAIRFAX COUNTY PARK AUTHORITY (Mount Vernon District) - P/H to 10/6/05

RZ 2004-PR-024- ANTHONY DEVELOPMENT LTD (P/H on 3/23/05) – D/O to 7/28/05

FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD " - "

RZ 2002-HM-043- L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC- P/H to 9/28/05

FDP 2002-HM-043 – " " "

PCA 79-C-037-5 - " " "

SE 2002-HM-046 - " " "

**CONSENT AGENDA ITEM:**

FS-V05-17 - Omnipoint Communications, 8201 Terminal Road (Deadline 7/26/05)

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WORKSHOP ON ZONING ORDINANCE AMENDMENT (WMATA FACILITIES) (P/H on 7/21/05)

PCA 2005-MV-018 - COMMERCE BANK, NA

SE 2005-MV-012 - COMMERCE BANK, NA

RZ 2003-MV-060- D.R. HORTON, INC.

FDP 2003-MV-060 - D.R. HORTON, INC.

- |   |  |
|---|--|
| 1. Ramon Thermoso<br>7244 Lyndam Hills Circle<br>Lorton, VA 22070 | 3. Hassan Yacout<br>7240 Lyndam Hills Circle<br>Lorton, VA 22070 |
| 2. Yemi Gbadamosi<br>7242 Lyndam Hills Circle<br>Lorton, VA 22070 |  |

RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP

1. Rebecca Cate  
8119 Westchester Drive  
Vienna, VA 22182

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, July 21, 2005**

Posted: 5/03/05  
Revised: 7/22/05

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-S05-13	Div. of Solid Waste Disposal & Resource Recovery	W. Hagan	Concur

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 2005-MV-018 & SE 2005- MV-012	Commerce Bank, N.A.	S. Williams	Approval Rec (P/H on 7/14/05)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 96-B-010	Trinity Christian School	J. Papp	Approval Rec.
ZOA	WMATA Facilities	C. Chambers	Approval Rec. (Moved from 6/16/05)
RZ 2004-SP-002	Sam H. Chung & Song Chung	T. Swagler	D/O to 7/27/05 (Moved from 6/15/05)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	Moved to 9/22/05 (Moved from 5/26/05)
SE 2005-HM-010	Walker FLP Limited Partnership	T. Swagler	Moved to 10/5/05 (Moved from 6/29/05)
RZ/FDP 2004-LE-021	Landmark Property Development LLC (Now Seeking PDH-30 Zoning)	C. Lewis	Moved to 7/28/05 (Moved from 6/16/05)
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc.	P. Braham	D/O to 9/15/05 (D/O from 5/26/05)
SEA 01-L-024	Kingstowne Town Center	P. Braham	Moved to 7/28/05 (Moved from 3/05/05)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**THURSDAY, JULY 21, 2005**

**Page 1 of 3**

Posted: 7/05/05  
Revised: 7/22/05

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

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, JULY 20, 2005.**

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

**ITEM SCHEDULED FOR DECISION ONLY**

**LEE DISTRICT**

**SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.**  
- Appl. under Sect. 3-104 of the Zoning Ordinance to permit an addition to an existing private club. Located at 7701 Beulah St. on approx. 6.22 ac. of land zoned R-1. Tax Map 99-2 ((1)) 50.  
D/O to 9/15/05

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**BRADDOCK DISTRICT**

**SEA 96-B-010 - TRINITY CHRISTIAN SCHOOL** - Appl. under Sect. 3-0C04 of the Zoning Ordinance to amend SE 96-B-010 previously approved for a private school of general education to permit an increase in enrollment from 500 up to 575 students in Phase 1. Located at 11202 Braddock Rd. on approx. 25.47 ac. of land zoned R-C and WS. Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B. **APPROVAL RECOMMENDED.**

**COUNTYWIDE**

**ZONING ORDINANCE AMENDMENT (WMATA FACILITIES)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish a new regional rail transit facilities use that is defined as stations and associated pedestrian connections, bus bays, parking areas, service yards and inspection yards associated with an electrically-powered rapid rail transit system that serves only the Washington metropolitan region or parts thereof, including but not limited to WMATA Metrorail facilities. Excluded from this definition are accessory facilities related to a regional rail transit facility, unless such facilities are located within 200 feet of a regional rail transit facility. When located outside of an interstate or Dulles International Airport Access Highway right-of-way, a regional rail transit facility would require special exception approval in all districts, except the R-A, R-P, R-C and I-I Districts, and would also be permitted in all P districts when depicted on an approved development plan. Regional rail transit facilities special exception uses would not have to comply with the minimum lot size or bulk requirements of the district in which located, except that parking structures associated with such facilities would have to comply with the bulk

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**THURSDAY, JULY 21, 2005**

**Page 2 of 3**

Posted: 7/05/05  
Revised: 7/22/05

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

**COUNTYWIDE (Cont'd)**

regulations. Regional rail transit facilities located within an interstate or Dulles International Airport Access Highway right-of-way would be permitted by right in any zoning district. (2) Establish a new accessory regional rail transit facilities use that is defined as facilities that support the functioning and operation of regional rail transit facilities, including but not limited to WMATA Metrorail facilities, when such facilities are not located within 200 feet of a regional rail transit facility. Accessory regional rail transit facilities include tracks, traction power substations, tie-breaker stations, train control stations, communications rooms, stormwater management facilities, access easements, temporary staging/construction yards and other related uses. Accessory regional rail transit facilities would be permitted by right in all districts. Except when located within an interstate or Dulles International Airport Access Highway right-of-way, an accessory regional rail transit facility is subject to the following conditions: (a) Must minimize adverse impacts on adjacent properties through the use of landscaping, screening, design and architectural techniques; (b) All buildings containing mechanical or electrical equipment must be fully enclosed and have similar architectural treatment on all sides; (c) All equipment structures on a lot cannot exceed a cumulative total of up to 9350 square feet of gross floor area and a height greater than 30 feet; (d) Outside storage associated with any equipment structures is prohibited; and (e) Minimum lot size, bulk, minimum open space and transitional screening requirements are not required to be met. (3) Subject all regional rail transit facilities and accessory regional rail transit facilities operated by WMATA to the agreement between WMATA and the County, and subject all other regional rail transit facilities to site plan approval. (4) Define WMATA non-rail transit facilities as facilities owned and/or operated by WMATA, including but not limited to WMATA Metrobus storage or maintenance facilities. WMATA non-rail transit facilities shall not be deemed to include regional rail transit facilities, accessory regional rail transit facilities or facilities containing only administrative offices operated by WMATA. (5) Clarify that the 200 foot minimum distance between railroad tracks and all residential dwellings does not apply to tracks associated with regional rail transit facilities or accessory regional rail transit facilities. **APPROVAL RECOMMENDED.**

**SPRINGFIELD DISTRICT**

**RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG** - Appl. to rezone from R-1 and C-8 to R-20 to permit residential development and a waiver of the minimum district size at a density of 8.74 dwelling units per acre (du/ac). Located at the N.E. corner of the intersection of Lee Hwy. and Stevenson St. on approx. 1.03 ac. of land. Comp. Plan Rec: Fairfax Center Area 20 du/ac at overlay level. Tax Map 56-2 ((3)) 14 and 15. **D/O TO 7/27/05.**

**CSPA 86-P-089 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located in the S.W. quadrant of the intersection of West Ox Rd. and Fair Lakes Pkwy. on approx. 3.29 ac. of land zoned PDC. Tax Map 55-2 ((1)) 15 pt. (Concurrent with CSPA 86-W-001 and CSPA 82-P-069-5.) **APPROVED ON 7/13/05**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**THURSDAY, JULY 21, 2005**

**Page 3 of 3**

*Posted: 7/05/05  
Revised: 7/22/05*

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

**SPRINGFIELD DISTRICT (cont'd)**

**CSPA 86-W-001 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located on the N. side of I-66 and S. of Fair Lakes Pkwy., W. of its intersection with West Ox Rd. on approx. 30.78 ac. of land zoned PDC. Tax Map 55-2 ((1)) 15 pt. (Concurrent with CSPA 82-P-069-5 and CSPA 86-P-089.) **APPROVED ON 7/13/05**

**CSPA 82-P-069-5 - THE PETERSON COMPANIES, LC** - Appl. to amend the existing Comprehensive Sign Plan. Located on the S. side of Fair Lakes Cir. and E. and W. of Roger Stover Dr. on approx. 15.68 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 14B1, 14B2 and 14B3. (Concurrent with CSPA 86-W-001 and CSPA 86-P-089.) **APPROVED ON 7/13/05.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, July 21, 2005**

**DECISIONS ONLY:**

PCA 2005-MV-018 - COMMERCE BANK, NA (P/H on 7/14/05)  
SE 2005-MV-012 - COMMERCE BANK, NA " "

**DEFERRALS:**

SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.  
(P/H on 3/9/05) - D/O to 9/15/05

RZ 2004-LE-021- LANDMARK PROPERTY DEVELOPMENT, LLC - P/H to 7/28/05  
FDP 2004-LE-021 - LANDMARK PROPERTY DEVELOPMENT, LLC - " "

SEA 01-L-024 - KINGSTOWNE TOWNE CENTER, LP - P/H to 7/28/05

SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP - P/H to 10/5/05

**FEATURE SHOWN:**

FS-S05-13 - Fairfax County Division of Solid Waste Disposal and Resource Recovery

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ZONING ORDINANCE AMENDMENT (WMATA FACILITIES) (Alcorn)

NO SPEAKERS

RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG

1. Karen Cleveland  
Habitat for Humanity of Northern Virginia  
1474 Waterfront Road  
Reston, VA 20194
2. Joycelyn Renwick  
4168 Morrisons Way  
Fairfax, VA 22030
3. Natasha Crawford  
4169 Morrisons Way  
Fairfax, VA 22030

SEA 96-B-010 - TRINITY CHRISTIAN SCHOOL

1. Daniel Polsby  
4546 Andes Drive  
Fairfax, VA 22030
2. Robert Haffa, Jr.  
George Mason Woods Homeowners Association  
4587 Forest Drive  
Fairfax, VA 22030
3. William Mullet  
4552 Andes Drive  
Fairfax, VA 22030

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, July 27, 2005**

Posted: 03/14/05  
Finalized: 8/24/05

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

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE ITEM**

<u>Item</u>	<u>PC Action</u>
Site Plan #3785-SP-001-1, Dranesville District	Approved

**CONSENT AGENDA**

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FSA-Y97-50-3	AT&T	Concurred

**DECISION ONLY ITEMS**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MA-038	Moon Sik Park	K. Crookshanks	D/O to 9/28/05 (P/H on 7/13/05)
RZ 2004-SP-002	Sam H. Chung & Song Chung	T. Swagler	Deny R-20; Recommended Approval of R-12 (P/H on 7/21/05)

**PUBLIC HEARINGS**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 95-Y-033	Fred and Kathy Garrison	T. Swagler	Recommended Approval
RZ 2002-SU-042 & FDP 2002-SU-042	Ivy Development	K. Crookshanks	Recommended Approval Recommended Approval
2232-P05-9	Sprint PCS, 2900 Sutton Road	L. Hush	Approved

**ITEMS DEFERRED**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-DR-014	Columbia Gas Transmission Corp.	J. Papp	Deferred to 10/5/05

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, July 27, 2005**

*Posted: 7/5/05  
Finalized: 7/28/05*

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

- 7:30 p.m.** The Redevelopment and Housing Committee will meet in the Board Conference Room to receive updates on the Housing Trust Fund and to discuss the role of the Planning Commission in the Preservation Task Force recommendations.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**MASON DISTRICT**

**RZ 2004-MA-038 - MOON SIK PARK** - Appl. to rezone from C-6, HC, SC and CRD to C-7, HC, SC and CRD to permit commercial development with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Little River Tnpk. approx. 400 ft. E. of its intersection with Backlick Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 71-1 ((1)) 115A and 116B. [Deferred D/O to 9/28/05](#)

**RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG** - Appl. to rezone from R-1 and C-8 to R-20 to permit residential development and a waiver of the minimum district size at a density of 8.74 dwelling units per acre (du/ac). Located at the N.E. corner of the intersection of Lee Hwy. and Stevenson St. on approx. 1.03 ac. of land. Comp. Plan Rec: Fairfax Center Area 20 du/ac at overlay level. Tax Map 56-2 ((3)) 14 and 15. [Denied R-20; Recommended Approval of R-12](#)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PROVIDENCE DISTRICT**

**2232-P05-9 - SPRINT PCS** - Appl. for a telecommunications facility (10-foot extension to existing monopole/light pole) at Oakton High School, located at 2900 Sutton Rd, Vienna. Tax Map 48-1 ((1)) 111. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7<sup>th</sup> fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [Approved](#)

**SULLY DISTRICT**

**RZ 2002-SU-042/FDP 2002-SU-042 - IVY DEVELOPMENT, LC** - Appls. to rezone from R-1 and WS to PDH-3 and WS to permit residential development at a density of 2.71 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Old Centreville Rd., approx. 500 ft. S. of its intersection with Centreville Dr. on approx. 2.96 ac. of land. Comp. Plan Rec: 1-2 du/ac with the option for 2-3 du/ac. Tax Map 65-1 ((1)) 15 and 16. [Recommended Approval](#)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, July 27, 2005**

*Posted: 7/5/05  
Finalized: 7/28/05*

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

**SULLY DISTRICT (Continued)**

**PCA 95-Y-033 - FRED G. GARRISON & KATHY A. GARRISON** - Appl. to amend the proffers for RZ 95-Y-033 previously approved for commercial development (veterinary hospital and retail) to permit building additions and site modifications with an overall Floor Area Ratio (FAR) of .25. Located on the S. side of Lee Hwy. approx. 700 ft. E. of its intersection with Pickwick Rd. on approx. 1.59 ac. of land zoned C-6, HC and WS. Comp. Plan Rec: Res. 16-20 du/ac or veterinary hospital. Tax Map 54-4 ((1)) 109. **Recommended Approval**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, July 27, 2005**

Posted: 7/27/05  
Finalized: 7/28/05

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

**DECISIONS ONLY:**

RZ 2004-MA-038 - MOON SIK PARK (P/H on 7/13/05) [D/O deferred to 9/28/05](#)

RZ 2004-SP-002 - SAM H. CHUNG AND SONG H. CHUNG (P/H on 7/21/05) [Denied R-20; Recommended Approval of R-12](#)

**DEFERRAL:**

SE 2005-DR-014 - COLUMBIA GAS TRANSMISSION CORPORATION - [P/H to 10/5/05](#)

**ADMINISTRATIVE ITEM:**

Site and Landscaping Plans for Chesterbrook Assisted Living Facility, Site Plan #3785-SP-001-1 (Dranesville District) [Approved](#)

**CONSENT AGENDA ITEM:**

FSA-Y97-50-3 - AT&T Wireless, White Post Road and Route 29 (Deadline 7/31/05) [Concurred](#)

\*\*\*\*\*

2232-P05-9 - SPRINT PCS [Approved](#)

NO SPEAKERS

RZ 2002-SU-042 - IVY DEVELOPMENT, LC [Recommended Approval](#)

FDP 2002-SU-042 - IVY DEVELOPMENT, LC [Recommended Approval](#)

1. Carol Hawn  
6500 Harvest Mill Court  
Centreville, VA 20121

PCA 95-Y-033 - FRED G. GARRISON & KATHY A. GARRISON (Sully District) [Recommended Approval](#)

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, July 28, 2005**

Posted: 4/1/05  
Revised: 8/9/05

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

**Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.**

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-B05-16	Verizon, Little River Turnpike	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-026, FDP 2003-PR-026 & PCA 76-P-118 (rehearing)	JCE, Inc. & Elm Street Development	C. Belgin	Recommended Approval Approved Recommended Approval
RZ 2004-PR-024	Anthony Development Ltd.	C. Belgin	Recommend denial of PDH-4, but recommend approval of R-3
FDP 2004-PR-024	Anthony Development Ltd.	C. Belgin	Deny

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2002-PR-017	Capital One Bank	C. Lewis	Recommend Approval (Rehearing on 9/15/05)
SE 2005-LE-013	Federal Realty Partners	S. Williams	Recommend Approval
RZ 2004-LE-021 & FDP 2004-LE-021	Landmark Property Development (Now Seeking PDH-30 Zoning)	C. Lewis	Recommend Approval Approved
SEA 01-L-024	Kingstowne Town Center	P. Braham	Recommend Approval

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-LE-011 (CRD)	Jennings Motor Company	S. Williams	Moved to 9/15/05
2232-Y04-19	Nextel, Old Lee Road	A. Capps	Moved to 10/20/05 (Moved from 5/19/05)
RZ/FDP 2004-MV-041 & SE 2004-MV-035	MHI Huntington LLC	C. Belgin	Moved to 10/6/05 (Moved from 6/30/05)
SE 2005-LE-018	Branch Banking & Trust Company of Virginia	C. Lewis	Moved to 9/22/05

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, July 28, 2005  
Page 1 of 2**

*Posted: 7/5/05  
Revised: 7/28/05*

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

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PROVIDENCE DISTRICT**

**RZ 2003-PR-026/FDP 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC.** - Appl. to rezone from R-1 and R-2 to PDH-2 to permit residential development at a density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Cedar La., N. and W. of Wedderburn La. on approx. 12.05 ac. of land. Comp. Plan Rec: residential 2-3 du/ac. Tax Map 39-3 ((1)) 15-18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C and 39-3 ((38)) A. (Concurrent with PCA 76-P-118.) [Recommend approval/approved](#)

**PCA 76-P-118 - ELM STREET DEVELOPMENT** - Appl. to amend the proffers for RZ 76-P-118 previously approved for residential development to permit deletion of land area. Located on the S. side of Ninovan Rd. and N. of the terminus of Augustus Ct. on approx. 29,306 sq. ft. of land zoned R-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((38)) A. (Concurrent with RZ/FDP 2003-PR-026.) [Recommended approval](#)

**RZ 2004-PR-024/FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD** - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waiver of minimum district size. Located on the W. side of George Washington Rd., approximately 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.31 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. [Recommended denial of RZ to PDH-4, but recommended approval of R-3; denied FDP](#)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**LEE DISTRICT**

**SE 2005-LE-013 - FEDERAL REALTY PARTNERS, LP** - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located on the W. side of Fordson Rd. at its intersection with Richmond Hwy. on approx. 43.45 ac. of land zoned C-6, CRD and HC. Tax Map 101-2 ((1)) 12A, 12A1, 12D, 12E and 12F. [Recommended approval](#)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, July 28, 2005  
Page 2 of 2**

*Posted: 7/5/05  
Revised: 7/28/05*

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

**LEE DISTRICT** (Continued)

**SEA 01-L-024 - KINGSTOWNE TOWNE CENTER, LP** - Appl. under Sect. 6-205 of the Zoning Ordinance to amend SE 01-L-024 previously approved for fast food restaurants to permit additional square footage for fast food restaurants and a private school of special education and associated modifications to site design. Located within the Kingstowne Towne Center in the N.W. quadrant of Kingstowne Blvd. and Kingstowne Village Pkwy. on approx. 25.21 ac. of land zoned PDC and NR. Tax Map 91-2 ((1)) 36G, 36H pt. and 36I. [Recommended approval](#)

**RZ 2004-LE-021/ FDP 2004-LE-021 - LANDMARK PROPERTY DEVELOPMENT, LLC.**, RZ and FDP Appls. to rezone from R-3, C-5, C-8 and HC to PDH-30 and HC to permit mixed use development with up to 70,000 sq. ft. of nonresidential development up to 25.25 du/ac of residential development and approval of the conceptual and final development plans. Located in the N.E. quadrant of Janna Lee Ave. and Richmond Hwy. and S. of Buckman Rd. on approx. 16.95 ac. of land. Comp. Plan Rec: 2-3 du/ac and office and retail up to 0.25 FAR with an option for mixed use up to 25 du/ac with 50,000 to 80,000 sq. ft. of office. Lee District. Tax Map 101-2 ((1)) 22 and 24; 101-2 ((5)) (2) 1, 2, 5, 6, 7, 8A, 8B, 9, 10, 11, 12, 13, 14, 15 and 16; 101-2 ((5)) (3) 1, 2A, 3A, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 and Rolling Hills Ave. public right-of-way to be vacated and/or abandoned. Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Rolling Hills Ave. to proceed under Section 15.2-2272 (2) of the Code of Virginia). [Recommended approval](#)

**PROVIDENCE DISTRICT**

**SEA 2002-PR-017 - CAPITAL ONE BANK** - Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 2002-PR-017 previously approved for a waiver of certain sign regulations to permit additional sign area. Located at 1680 Capital One Dr. on approx. 26.21 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A2. [Recommended approval](#)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, July 28, 2005**

Posted: 7/29/05  
Finalized: 7/29/05

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

**DECISIONS ONLY:**

RZ 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC. (P/H on 6/1/05) Recommended Approval  
FDP 2003-PR-026 - ELM STREET DEVELOPMENT, INC., AND JCE, INC. " Approved  
PCA 76-P-118 - ELM STREET DEVELOPMENT " " Recommended Approval

RZ 2004-PR-024- ANTHONY DEVELOPMENT LTD (P/H on 3/23/05) Recommend denial  
FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD " " Deny

**DEFERRALS:**

SE 2005-LE-011 - JENNINGS MOTOR COMPANY, INC – P/H to 9/15/05

SE 2005-LE-018 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA – P/H to 9/22/05

RZ 2004-MV-041 - MHI HUNTINGTON LLC – P/H to 10/6/05  
FDP 2004-MV-041 - MHI HUNTINGTON LLC – " "  
SE 2004-MV-035 - MHI HUNTINGTON LLC – " "

2232-Y04-19 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. – P/H to 10/20/05

**FEATURES SHOWN:**

FS-B05-16 - Verizon Wireless, 9525 Little River Turnpike (Deadline 8/10/05) Approved

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SEA 2002-PR-017 - CAPITAL ONE BANK Recommended Approval

NO SPEAKERS

SEA 01-L-024 - KINGSTOWNE TOWNE CENTER, LP Recommended Approval

NO SPEAKERS

SE 2005-LE-013 - FEDERAL REALTY PARTNERS, LP Recommended Approval

1. Neil Krizek 4409 Jackson Place Alexandria, VA 22309	2. Richard Neel, President Southeast Fairfax Development Corporation 8800 Pear Tree Village Court Alexandria, VA 22309
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RZ 2004-LE-021- LANDMARK PROPERTY DEVELOPMENT, LLC Recommended Approval  
FDP 2004-LE-021 - LANDMARK PROPERTY DEVELOPMENT, LLC Approved

1. Sidney Martin 2507 Philips Drive Alexandria, VA 22306	4. Jay Golter 6317 Abilene Street Springfield, VA 22150
2. Paul Phelps Little Hunting Creek Watershed Committee 2212 Martha's Road Alexandria, VA 22307	5. Neil Krizek 4409 Jackson Place Alexandria, VA 22309
3. Richard Neel, President Southeast Fairfax Development Corporation 8800 Pear Tree Village Court Alexandria, VA 22309	6. Vanesa Thompson 3929 Woodhue Place Alexandria, VA 22309