

July 2006

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 COUNTY HOLIDAY 	4 COUNTY HOLIDAY 	5	6	7	8
9	10	11	12 Planning Commission Meeting CANCELLED	13 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List*</u>	14	15
16	17	18	19 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List*</u>	20 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List*</u>	21	22
23	24	25	26 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List*</u>	27 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List*</u>	28	29
30	31	<p>Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.</p>				

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 13, 2006

Posted: 3/14/06
Revised: 7/14/06

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.

COMMITTEE MEETINGS

Description

Policy and Procedures Committee meeting scheduled for 7/19/06 at 7:30 p.m. has been **CANCELLED**

Transit-Oriented Development Committee will meet on the following dates:

Wednesday, July 26, 2006 at 7:00 p.m. in Conference Rooms 4/5, Government Center

Thursday, July 27, 2006 at 7:00 p.m. in Conference Rooms 4/5, Government Center

Wednesday, August 2, 2006 at 7:00 p.m. in Conference Rooms 4/5, Government Center

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-S06-18 (Springfield)	DPWES, 12720 Lee Hwy.	Concur

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM and Chapter 118 Amendments (COUNTYWIDE)	Notification for perennial stream classification	J. Freidman	Defer D/O to 7/20/06 (P/H on 6/15/06)
2232-V05-22 (MOUNT VERNON)	Omnipoint Communications (Mount Vernon High School)	D. Marshall	Approved (P/H on 5/31/06)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 89-S-005-2 (SPRINGFIELD)	William G. Murray, Trustee	J. Papp	Recommend Approval
AR 89-S-004-2 (SPRINGFIELD)	Eugene D. and Virginia N. Foster	J. Papp	Recommend Approval
AR 89-S-003-2 (SPRINGFIELD)	Thomas E. and Madeleine S. Reed	J. Papp	Recommend Approval
2232-Y06-8 (SULLY)	T-Mobile (14710 Braddock Road)	L. Hush	Approved
2232-Y06-9 (SULLY)	T-Mobile (14502 Braddock Road)	L. Hush	Approved

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-MV-038 & FDP 2005-MV-038 (MT. VERNON)	Calvert Homes Inc.	G. Chase	P/H to 10/12/06
RZ 2005-DR-015 & FDP 2005-DR-015 (DRANESVILLE)	Christopher Management, Inc.	A. Shriber	D/O deferred indefinitely (P/H on 6/15/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

THURSDAY, JULY 13, 2006

Page 1 of 2

*Posted: 6/27/06
Revised: 7/13/06*

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

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to discuss the Phase II process of the review of the Transportation element of the Comprehensive Plan.
- 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

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS

(NOTIFICATION FOR PERENNIAL STREAMS) - To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual. The proposed amendments address issues related to: reclassification of streams from perennial to intermittent. Proposed changes to the Public Facilities Manual's technical requirements for reclassification of perennial streams will better define what observational data is necessary to support a reclassification and under what conditions such observations may be made. Proposed amendments to the Chesapeake Bay Preservation Ordinance include a requirement for notification of adjoining property owners, homeowner's and civic associations, the district Board Member, and Board Chairman that a study to reclassify a stream from perennial to intermittent has been submitted, a change in the definition of "water body with perennial flow" that includes relocation of parts of the existing definition elsewhere in the ordinance, and optional language requiring notification of the County and the above parties of a property owner's intent to submit a reclassification study. Copies of the aforementioned amendments to the Chesapeake Bay Preservation Ordinance and Public Facilities Manual are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the amendments will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC - Appl. to construct a telecommunications facility at Mount Vernon High School, located at 8515 Old Mount Vernon Rd., Mount Vernon. The proposed facility will include a 69-ft. tall monopole with flush-mounted panel antennas to replace an existing 55-ft. tall ballfield light pole and a fenced compound for equipment cabinets. Tax Map 101-4 ((10)) (1) 16. Area IV. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MOUNT VERNON DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**THURSDAY, JULY 13, 2006
Page 2 of 2**

Posted: 6/27/06
Revised: 7/13/06

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

ITEMS SCHEDULED FOR PUBLIC HEARING

AR 89-S-005-02 - WILLIAM G. MURRAY, TRUSTEE OF TRUST U/W OF JONES D. JASPER - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the W. side of Wolf Run Shoals Rd. approx. 750 Ft. S. of its intersection with Chapel Rd. on approx. 80.84 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Tax Map 86-2 ((1)) 20Z and 21Z. **SPRINGFIELD DISTRICT.**

AR 89-S-004-02 - EUGENE D. FOSTER AND VIRGINIA N. FOSTER - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 13401 Twin Lakes Dr. on approx. 25.51 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Tax Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z, and 21Z. **SPRINGFIELD DISTRICT.**

AR 89-S-003-02 - THOMAS E. REED & MADELEINE S. REED - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 12801 Popes Head Rd. on approx. 43.00 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Tax Map 66-4 ((1)) 11Z, 17Z, and 18Z. **SPRINGFIELD DISTRICT.**

2232-Y06-8 - T-MOBILE NORTHEAST LLC - Appl. to install three antennas to the top of an existing utility distribution pole and a related equipment cabinet on the pole located in the Virginia Department of Transportation right-of-way near the intersection of Braddock Road and Carlbern Drive, near 14710 Braddock Road. Tax Map 54-1 (pt.). Area III. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT.**

2232-Y06-9 - T-MOBILE NORTHEAST LLC - Appl. to install three antennas to the top of an existing utility distribution pole and a related equipment cabinet on the pole located to the northwest of 14502 Braddock Road. Tax Map 54-1 ((17)) (6) I. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, July 13, 2006

Posted: 7/13/06
Finalized: 7/14/06

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

DECISIONS ONLY:

2232-V05-22 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC (Mount Vernon High School) (P/H on 5/31/06)

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS (Notification for Perennial Streams) (Wilson) (P/H on 6/15/06)

DEFERRALS:

RZ 2005-MV-038 - CALVERT HOMES INC. - P/H to 10/12/06

RZ 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. (P/H on 6/15/06) - D/O to an indefinite date
FDP 2005-DR-015 - CHRISTOPHER MANAGEMENT, INC. " - " "

FEATURE SHOWN:

FS-S06-18 - Dept. of Public Works & Environmental Services, 12720 Lee Highway (Deadline 9/30/06)

AR 89-S-005-02 - WILLIAM G. MURRAY, TRUSTEE OF TRUST U/W OF JONES D. JASPER

NO SPEAKERS

AR 89-S-004-02 - EUGENE D. FOSTER AND VIRGINIA N. FOSTER

NO SPEAKERS

AR 89-S-003-02 - THOMAS E. REED & MADELEINE S. REED

NO SPEAKERS

2232-Y06-9 - T-MOBILE NORTHEAST LLC

1. Stephen Chulick
5608 Virginia Chase Drive
Centreville, VA 20120

2232-Y06-8 - T-MOBILE NORTHEAST LLC

1. Brian Harden
14710 Braddock Road
Centreville, VA 20120

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 19, 2006

Posted: 2/24/06
 Revised: 7/20/06

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.

CONSENT AGENDA ITEM

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-Y06-28	T-Mobile	D. Marshall	CONCUR

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Comm. Alcorn) (COUNTYWIDE)	Portable Storage Units	J. Reale	REC REAUTH <i>(P/H held on 5/25/06)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Commissioner Hart) (COUNTYWIDE)	Affidavits	P. Mathis	REC APPROVAL
ZO Amendment (Commissioner Wilson) (COUNTYWIDE)	Notification of Military Installations & Public Use Airports	P. Mathis	REC APPROVAL
ZO Amendment (Commissioner Hart) (COUNTYWIDE)	Civil Penalties	P. Mathis	REC APPROVAL
2232-Y06-11 (SULLY)	Redevelopment & Housing Authority (12114 & 12116 Lee Jackson Highway)	L. Hush	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-SU-007, FDP 2006-SU-007 & PCA 75-2-016-3 (SULLY)	LPC Commercial Services, Inc.	A. Shriber	P/H to 10/4/06
PCA 83-C-021 & FDPA 83-C-021 (SULLY)	Atlantic Realty Companies	T. Strunk	P/H to 7/27/06
ZO Amendment (Commissioner Alcorn) (COUNTYWIDE)	Dismissal of BZA Applications	J. Reale	Defer Indefinitely
SEA 01-M-017 (MASON)	Arlington Virginia FCU	T. Strunk	D/O on 7/20/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, July 19, 2006

*Posted: 7/5/06
Revised: 7/20/06*

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

7:30 p.m. The Policy and Procedures Committee was cancelled due to BRAC deferral.

ITEM SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to allow portable storage as follows: [A] Portable storage containers on residentially zoned and developed lots shall be permitted subject to the following: (1) allow only on single family detached lots; (2) allow up to two containers not exceeding a cumulative total of 130 sq. ft. or a maximum height of 8½ feet in any front yard for a period of up to 30 days within any 6 month period; (3) allow such containers in the side and rear yards subject to the same location restrictions as sheds; and (4) allow a maximum of 4 sq. ft. of signage. [B] Portable storage containers on all nonresidentially zoned and/or developed lots shall be permitted subject to the following: (1) limit the amount of gross floor area (GFA) of such containers based on the amount of GFA of principal uses; (2) allow a maximum height of 13 feet; (3) prohibit such containers from being placed in any minimum required front yard or in any front yard on lots less than 36,000 sq. ft.; (4) require an 8 foot tall solid screen when such containers are located in any yard that abuts or is located across the street from residentially zoned or developed property; (5) allow a maximum of 4 sq. ft. of sign area on each container; and (6) require parking to be provided for such containers. [C] Roll-off debris containers shall be permitted subject to the following: (1) allow one such container in any yard on single family detached lots provided that the container does not exceed 40 cubic yards and is provided in conjunction with an active Building Permit, or is provided in conjunction with the removal of yard debris or materials from a property, when such activity does not require a Building Permit, for a period not to exceed 30 days within any consecutive period; and (2) allow on all other lots subject to any applicable proffered condition, development plan, special permit or special exception approvals. [D] All portable storage and roll-off debris containers shall not be located in any required parking space, open space or landscaped area or on any sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots.

COUNTYWIDE. RECOMMEND REAUTHORIZATION

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (NOTIFICATION OF MILITARY INSTALLATION AND PUBLIC USE AIRPORTS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Add a requirement for Zoning Map amendment, final development plan, special exception, or special permit applications when the application property, or part thereof, is located within 3000 feet of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public use airport, that written notice of the application must be given by the hearing body at least 10 days before the hearing to the commander of the military base, military installation, or military airport or the owner of a public use airport. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access

to the full text will also be available for review at the County's Web site, www.fairfaxcounty.gov/dpz (Pending Zoning Ordinance Amendments.) **COUNTYWIDE. RECOMMEND APPROVAL**

ZONING ORDINANCE AMENDMENT (AFFIDAVITS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: In accordance with §15.2-852 of the *Code of Virginia*, which goes into effect on July 1, 2006, revise the affidavit submission requirements to no longer require affidavits for Board's own motion rezoning applications that involve more than 10 parcels owned by different individuals, trusts, corporations, or other entities. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's Web site, www.fairfaxcounty.gov/dpz (Pending Zoning Ordinance Amendments.) **COUNTYWIDE. RECOMMEND APPROVAL**

ZONING ORDINANCE AMENDMENT (CIVIL PENALTIES) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: As provided for under a 2006 amendment to the *Code of Virginia* § 15.2-2209, the proposed amendment increases the civil penalties for any one zoning violation from \$100 to \$250 for the first violation, and from \$250 to \$500 for subsequent violations arising from the same set of operative facts. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's Web site, www.fairfaxcounty.gov/dpz (Pending Zoning Ordinance Amendments.) **COUNTYWIDE. RECOMMEND APPROVAL**

SEA 01-M-017 - ARLINGTON VIRGINIA FEDERAL CREDIT UNION - Appl. under Sect. 7-607 of the Zoning Ordinance to amend SE 01-M-017 previously approved for a vehicle sale, rental, and ancillary service establishment to permit a drive-in bank (credit union) in a Highway Corridor Overlay District, and to delete vehicle sale, rental, and ancillary service establishment. Located at 5666 Columbia Pi. on approx. 1.58 ac. of land zoned C-8, CRD, HC, and SC. Tax Map 61-2 ((1)) 83, 84, and 84A. **MASON DISTRICT. D/O TO 7/20/06**

2232-Y06-11 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. to construct 30 units of magnet housing (for persons participating in professional training programs) and a training facility at 12114 and 12116 Lee Jackson Memorial Highway, Fairfax. Tax Map 46-3 ((1)) 9 and 9A. Area III. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT. APPROVED.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, July 19, 2006

Posted: 7/19/06
Revised: 7/20/06

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

DECISION ONLY:

ZONING ORDINANCE AMENDMENT (PORTABLE STORAGE) (Alcorn) (P/H on 5/25/06)

CONSENT AGENDA ITEM:

FS-Y06-28 - T-Mobile Northeast LLC, 15180T Wetherburn Drive (Deadline 9/3/06)

ZONING ORDINANCE AMENDMENT (NOTIFICATION OF MILITARY INSTALLATION AND PUBLIC USE AIRPORTS) (Wilson)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (AFFIDAVITS) (Hart)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (CIVIL PENALTIES) (Hart)

NO SPEAKERS

2232-Y06-11 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (Sully)

NO SPEAKERS

SEA 01-M-017 - ARLINGTON VIRGINIA FEDERAL CREDIT UNION

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 20, 2006**

Posted: 3/7/06
Revised: 7/21/06

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.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM and Chapter 118 Amendments (COUNTYWIDE)	Notification for perennial stream classification	J. Freidman	APPROVAL REC <i>(P/H on 6/15/06)</i>
SEA 01-M-017 (MASON)	Arlington Virginia FCU	T. Strunk	APPROVAL REC <i>(P/H on 7/19/06)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 82-V-012-5 (MT VERNON)	Inova Health Care Services	J. Thompson	APPROVAL REC
PCA 2004-PR-024 (PROVIDENCE)	William D. Giery	S. Williams	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-DR-034 (DRANESVILLE)	John. C. Managanello, Agent for Kathryn Kleeb Trust	S. Williams	P/H to 10/5/06 <i>(P/H from 5/4/06)</i>
PFM Amendment (Comm. Alcorn) (COUNTYWIDE)	Low Impact Development	J. Freidman	P/H to 10/5/06
PCA 2006-MV-005 & SE 2006-MV-001 (MOUNT VERNON)	Pace-Boswell Associates, LLC	A. Hushour	P/H to 7/27/06 <i>(P/H from 6/1/06)</i>
PCA-C-696-06 FDPA-C-696-03 (HUNTER MILL)	OTO Development, LLC	J. D. Moss	P/H to 7/27/06 <i>(P/H from 7/13/06)</i>
DPA 85-C-088-6 & PCA 85-C-088-8 (HUNTER MILL)	Reston Town Center, LLC	R. Coyle	P/H to 11/30/06 <i>(P/H from 5/4/06)</i>
RZ 2005-MV-036, FDP 2005-MV-036, RZ 2005-MV-037, SE 2005-MV-032 & SEA 79-V-112-2 (MOUNT VERNON)	Jefferson Development Services	C. Lewis	P/H to 11/2/06 <i>(P/H from 5/18/06)</i>
2232-B06-1 (BRADDOCK)	T-Mobile Northeast LLC 8333 Little River Turnpike @ NVCC	D. Marshall	P/H to 9/28/06 <i>(P/H from 6/1/06)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, July 20, 2006

*Posted: 7/5/06
Revised: 7/21/06*

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

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS

(NOTIFICATION FOR PERENNIAL STREAMS) - To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual. The proposed amendments address issues related to: reclassification of streams from perennial to intermittent. Proposed changes to the Public Facilities Manual's technical requirements for reclassification of perennial streams will better define what observational data is necessary to support a reclassification and under what conditions such observations may be made. Proposed amendments to the Chesapeake Bay Preservation Ordinance include a requirement for notification of adjoining property owners, homeowner's and civic associations, the district Board Member, and Board Chairman that a study to reclassify a stream from perennial to intermittent has been submitted, a change in the definition of "water body with perennial flow" that includes relocation of parts of the existing definition elsewhere in the ordinance, and optional language requiring notification of the County and the above parties of a property owner's intent to submit a reclassification study. Copies of the aforementioned amendments to the Chesapeake Bay Preservation Ordinance and Public Facilities Manual are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the amendments will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-B06-1 - T-MOBILE NORTHEAST, LLC - Appl. to develop a telecommunications facility consisting of 9 panel antennas and associated equipment, located at 8333 Little River Turnpike, Annandale. Tax Map 59-3((1)) 0020. Area I. Copies of the application and a more specific description of these facilities may be obtained from the Department of Planning and Zoning, 7th floor, Herry Building, 12055 Government Center Parkway, Fairfax. **BRADDOCK DISTRICT. P/H DEFERRED TO 9/28/05**

SEA 82-V-012-5 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE 82-V-012 previously approved for a medical care facility to permit building additions and site modifications. Located at 2501 Parkers La. on approx. 26.37 ac. of land zoned C-3. Tax Map 102-1 ((1)) 4pt. **MOUNT VERNON DISTRICT. APP REC**

PCA 2004-PR-024 - WILLIAM D. GIERY - Appl. to amend the proffers for RZ 2004-PR-024 previously approved for residential development at a density of 1.53 dwelling units per acre (du/ac) to permit a modification to approved proffers. Located on the W. side of George Washington Rd. approx. 1,400 ft. N. of its intersection with Wolfrap Rd. on approx. 1.30 ac. of land zoned R-3. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, July 20, 2006

Posted: 7/19/06
Revised: 7/21/06

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

DECISIONS ONLY:

PUBLIC FACILITIES MANUAL AND CHAPTER 118 AMENDMENTS (Notification for Perennial Streams) (Wilson) (P/H on 6/15/06) **APPROVAL RECOMMENDED**

SEA 01-M-017 – ARLINGTON VIRGINIA FEDERAL CREDIT UNION (P/H on 7/19/06) **APPROVAL RECOMMENDED**

DEFERRAL:

2232-B06-1 – T-MOBILE NORTHEAST, LLC – *P/H to 9/28/06*

PCA 2004-PR-024 - WILLIAM D. GIERY **APPROVAL RECOMMENDED**

No Speakers

SEA 82-V-012-5 - INOVA HEALTH CARE SERVICES (Mount Vernon District) **APPROVAL RECOMMENDED**

No Speakers

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 26, 2006

Page 1 of 3

Posted: 2/24/06
Revised: 7/27/06

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.

CONSENT AGENDA

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-Y06-32	FiberTower, 2750 Towerview Rd.	Concur

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-S06-34	FiberTower, 6199 Arrington Ln.	Concur

APR MARK-UP SESSION

APR Nomination and PC Action

MOUNT VERNON DISTRICT

RECOMMEND APPROVAL IN SOME FORM*

- 3. 05-IV-4LP & 05-IV-35MV
- 4. 05-IV-5MV
- 5. 05-IV-7MV
- 6. 05-IV-8MV
- 10. 05-IV-34MV
- 11. 05-CW-1ED

DENIED

- 1. 05-III-2P
- 2. 05-III-14P
- 7. 05-IV-15MV
- 8. 05-IV-25MV

DEFERRED

- 9. 05-IV-26MV, 05-IV-27MV & 05-IV-31MV to date TBD

BRADDOCK DISTRICT

RECOMMEND APPROVAL IN SOME FORM*

- 1. 05-I-15A
- 2. 05-I-13A
- 3. 05-I-14A
- 5. 05-II-2F
- 6. 05-III-4P
- 7. 05-III-5P
- 8. 05-III-6P
- 9. 05-III-7P
- 10. 05-III-8P, 05-III-10P & 05-III-12P
- 11. 05-III-9P
- 12. 05-III-11P

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, July 26, 2006
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Posted: 2/24/06
Revised: 7/27/06

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

BRADDOCK DISTRICT (Continued)

DENIED

1. 05-I-12A

DEFERRED

4. 05-II-1F to 7/27/06

SPRINGFIELD DISTRICT

RECOMMEND APPROVAL IN SOME FORM*

1. 05-III-1BR
6. 05-III-1P

DENIED

2. 05-III-2BR
4. 05-III-2FC

DEFER

3. 05-III-1FC to 9/14/06
5. 05-III-3FC to 9/14/06

MASON DISTRICT

RECOMMEND APPROVAL IN SOME FORM*

3. 05-I-5A
4. 05-I-7A
5. 05-I-8A
6. 05-I-10A
7. 05-I-11A
11. 05-I-1B & 05-I-12B
12. 05-I-2B & 05-I-10B
15. 05-I-9B
16. 05-I-13B
17. 05-I-1J

DENIED

1. 05-I-1A
2. 05-I-4A
9. 05-I-19A
14. 05-I-6B
18. 05-I-2J
20. 05-I-3L

DEFER

8. 05-I-17A to 10/26/06
10. 05-I-20A & 05-I-21A to 9/20/06
13. 05-I-5B
19. 05-I-1L to 7/27/06

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 26, 2006

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*Posted: 2/24/06
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LEE DISTRICT

RECOMMEND APPROVAL IN SOME FORM*

2. 05-IV-24MV
7. 05-IV-2S
8. 05-IV-3S
9. 05-IV-11S
10. 05-CW-2ED

DENIED

1. 05-IV-22MV
3. 05-IV-2RH
4. 05-IV-4RH
5. 05-IV-5RH & 05-IV-6RH
6. 05-IV-1S

*RECOMMEND APPROVAL IN SOME FORM means that the Commission has recommended that the Board of Supervisors approve either the nomination as submitted, the Staff Alternative, the Task Force Alternative or the PC Alternative. For specific information on individual approvals, please contact the Planning Commission Office at (703) 324-2865 or by e-mail at plancom@fairfaxcounty.gov.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, July 26, 2006

*Posted: 7/5/06
Revised: 7/5/06*

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

7:00 p.m. The Transit-Oriented Development Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to receive a presentation from Nat Bottigheimer, Director of Planning and Project Development, Washington Metropolitan Area Transit Authority.

8:15 p.m. Commission Matters may be discussed before the markup session begins.

AREA PLANS REVIEW MARKUP SESSION - BRADDOCK, LEE, MASON, MOUNT VERNON, AND SPRINGFIELD DISTRICTS - The Planning Commission will make its recommendations on proposed revisions to the Adopted Comprehensive Plan for Fairfax County in the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

Only nominations that receive a favorable recommendation from the Planning Commission will have a public hearing before the Board of Supervisors; no further action will be required on items if the current Plan language is retained.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, July 26, 2006
Page 1 of 2

Posted: 7/26/06
Finalized: 7/27/06

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

Consent Agenda

FS-Y06-32 - FiberTower Corporation, 2750 Towerview Road (Deadline 9/13/06)

Features Shown

FS-S06-34 - FiberTower Corporation, 6199 Arrington Lane (Deadline 9/13/06)

NO PUBLIC HEARINGS

AREA PLANS REVIEW MARKUP

***NOTE:** The alternatives approved may be the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof.

MOUNT VERNON DISTRICT

BRADDOCK DISTRICT

1. APR-05-III-2P
2. APR-05-III-14P
3. APR-05-IV-4LP & 05-IV-35MV
4. APR-05-IV-5MV
5. APR-05-IV-7MV
6. APR-05-IV-8MV
7. APR-05-IV-15MV
8. APR-05-IV-25MV
9. APR-05-IV-26MV, 05-IV-27MV & 05-IV-31MV
10. APR-05-IV-34MV
11. APR-05-CW-1ED

1. APR 05-I-12A & 05-I-15A
2. APR-05-I-13A
3. APR-05-I-14A
4. APR-05-II-1F
5. APR-05-II-2F
6. APR-05-III-4P
7. APR-05-III-5P
8. APR-05-III-6P
9. APR-05-III-7P
10. APR-05-III-8P, 05-III-10P & 05-III-12P
11. APR-05-III-9P
12. APR-05-III-11P

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Finalized: 7/27/06

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SPRINGFIELD DISTRICT

1. APR 05-III-1BR
2. APR 05-III-2BR
3. APR-05-III-1FC
4. APR 05-III-2FC
5. APR-05-III-3FC
6. APR 05-III-1P

MASON DISTRICT

1. 05-I-1A
2. 05-I-4A
3. 05-I-5A
4. 05-I-7A
5. 05-I-8A
6. 05-I-10A
7. 05-I-11A
8. 05-I-17A
9. 05-I-19A
10. 05-I-20A & 05-I-21A
11. 05-I-1B & 05-I-12B
12. 05-I-2B & 05-I-10B
13. 05-I-5B
14. 05-I-6B
15. 05-I-9B
16. 05-I-13B

MASON DISTRICT (Continued)

17. 05-I-1J
18. 05-I-2J
19. 05-I-1L
20. 05-I-3L

LEE DISTRICT

1. 05-IV-22MV
2. 05-IV-24MV
3. 05-IV-2RH
4. 05-IV-4RH
5. 05-IV-5RH
6. 05-IV-6RH
7. 05-IV-1S
8. 05-IV-2S
9. 05-IV-3S
10. 05-IV-11S
11. 05-CW-2ED

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 27, 2006

Posted: 3/7/06
Revised: 8/1/06

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.

COMMITTEE MEETINGS

Description

Transit-Oriented Development Committee will meet on August 2, 2006 at 7:00 p.m. in Conference Rooms 4/5 in the Government Center. The committee will conduct a Citizen’s Panel to gather input from the public.

Transit Oriented Development Committee will meet on September 7, 2006 at 7:00 p.m. in the Helen Wilson Room, Franconia Governmental Center, 6121 Franconia Road, Alexandria, VA 22310. The committee will conduct a Citizen’s Panel to gather input from the public.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-Y06-27	T-Mobile Northeast, LLC, 6002 Pleasant Valley Road	Concur
FS-Y06-30	FiberTower Corporation, 14005 Vernon Street	Concur
FS-Y06-33	FiberTower Corporation, 7400T Ordway Road	Concur
FS-M06-29	T-Mobile Northeast, LLC, 6565 Arlington Boulevard	Do Not Concur
FS-V06-44	FiberTower Corporation, 9128 Belvoir Court	Concur
FS-M06-38	FiberTower Corporation, 2946 Sleepy Hollow Road	Concur
FS-M06-37	FiberTower Corporation, 3407 Moray Lane	Concur

DECISION ONLY

<u>APR Nomination</u>	<u>District</u>	<u>PC Action</u>
APR 05-II-1F	Braddock	Recommend Approval of Task Force Alternative
APR 05-I-1L	Mason	Recommend Approval of PC Alternative

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSPA 83-P-107 (SPRINGFIELD)	Lincoln Property Company Southwest, Inc.	C. Lee	Approved
SE 2006-SU-006 & 2232-Y06-6 (SULLY)	Colonial Pipeline Company (Petroleum Pipeline Expansion) West of McLearn Rd.	J. D. Moss D. Jillson	Recommend Approval Approved
PCA 2006-MV-005 & SE 2006-MV-001 SE 2006-MV-013 (MOUNT VERNON)	Pace-Boswell Associates, LLC	A. Hushour	Recommend Approval Recommend Approval Recommend Approval (P/H from 7/20/06)
PCA-C-696-06 FDPA-C-696-03 (HUNTER MILL)	OTO Development, LLC	J. D. Moss	Recommend Approval Approved (P/H from 7/20/06)

DEFERRED ITEM

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2003-SU-040 (SULLY)	WMH, LLC	J. Papp	Defer to 9/13/06 (Moved from 9/20/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, July 27, 2006

*Posted: 7/5/06
Revised: 7/5/06*

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

- 7:00 p.m.** The Transit-Oriented Development Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to receive a presentation from Maria Zimmerman, with the Center for TOD/Reconnecting America.
- 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

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA-C-696-06/FDPA-C-696-03 - OTO DEVELOPMENT, LLC - Appls. to amend the proffers and final development plan for RZ C-696 previously approved for mixed use to include a convention center, office space and research and development to permit mixed use, (including two hotels) at an overall Floor Area Ratio (FAR) of 0.82. Located in the N.E. and S.E. quadrants of the intersection of Sunrise Valley Dr. and Dulles Station Blvd. on approx. 11.84 ac. of land zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4 ((5)) 3pt., 4, and 5pt. **HUNTER MILL DISTRICT.**

PCA 2006-MV-005 - PACE-BOSWELL ASSOCIATES, LLC - Appl. to establish proffers on the site and approve waivers and modifications in a Commercial Revitalization District (CRD) with an overall Floor Area Ratio (FAR) of 0.22. Located in the N.E. quadrant of the intersection of Boswell Ave. and Richmond Hwy. on approx. 2.01 ac. of land zoned C-8, R-2, HC, and CRD. Comp. Plan Rec: Office use up to .50 FAR. Tax Map 102-1 ((7)) (4) 26, 28, and 30. (Concurrent with SE 2006-MV-001.) **MOUNT VERNON DISTRICT.**

SE 2006-MV-001 - PACE-BOSWELL ASSOCIATES, LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a drive-thru pharmacy, waiver of minimum open space and lot width requirements, and waivers and modifications in a Commercial Revitalization District (CRD). Located at 7629 and 7635 Richmond Hwy. on approx. 1.49 ac. of land zoned C-8, HC, and CRD. Tax Map 102-1 ((7)) (4) 26 and 28. (Concurrent with PCA 2006-MV-005.) **MOUNT VERNON DISTRICT.**

SE 2006-MV-013 - PACE-BOSWELL ASSOCIATES, LLC - Appl. under Sect. 9-616 of the Zoning Ordinance to permit a driveway for uses in a commercial district. Located at 2908 Boswell Ave. on approx. 22,500 sq. ft. of land zoned R-2 and HC. Tax Map 102-1 ((7)) (4) 30. (Concurrent with PCA 2006-MV-005 and SE 2006-MV-001.) **MOUNT VERNON DISTRICT.**

CSPA 83-P-107 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. - Appl. to amend the previously approved Comprehensive Sign Plan for RZ 83-P-107 to include revised signs for retail and residential uses. Located at 12100-12200 West Ox Rd. on approx. 22.79 ac. of land zoned PDC, HC, and WS. Tax Map 46-3 ((1)) 24A. **SPRINGFIELD DISTRICT.**

PCA 2003-SU-040 - WMH, LLC - Appl. to amend the proffers for RZ 2003-SU-040 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 0.17 to permit proffer modifications. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. and E. of Stonecroft Blvd. on approx. 3.0 ac. of land zoned C-6, AN and WS. Comp. Plan Rec: Mixed Use. Tax Map 44-3 ((6)) 21A2. **SULLY DISTRICT.**

2232-Y06-6 - COLONIAL PIPELINE COMPANY - Appl. to construct facilities to deliver jet fuel to Dulles International Airport. The proposal includes a new take-off facility on the N. side of McLearen Rd. about ½ mile E. of Centreville Rd. where it will tap into an existing interstate jet fuel main pipeline approx. 36 inches in diameter that crosses Fairfax County, and a new transmission pipeline in the vicinity of McLearen Rd., Centreville Rd., EDS Dr., and Sully Rd., which will be approx. 20 inches in diameter and run underground about 2.4 miles from the take-off facility to new receipt tanks and the existing fuel tank farm on Airport property W. of Sully Rd. Portions of Tax Maps 24-4 ((1)) 6B, 6B1, 6C, 6D2, 6D4, 6E; 25-3 ((1)) 14; 25-3 ((4)) B1; 25-3 ((10)) C; Portions of Virginia Department of Transportation rights-of-way or easements on Tax Maps 24-2, 24-4, and 25-3. Area III. Copies of the application with a description of the proposal may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT.**

SE 2006-SU-006 - COLONIAL PIPELINE COMPANY - Appl. under Sects. 3-304 and 6-105 of the Zoning Ordinance to permit a petroleum product distribution station and transmission line. Located N.W. of McLearen Rd. on approx. 1.96 ac. of land zoned R-3, PDH-3, and WS. Tax Map 25-3 ((4)) B1 pt. and 25-3 ((10)) C pt. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
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Posted: 7/27/06

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DECISIONS ONLY:

APR 05-II-1F (Braddock District) (P/H on 6/22/06)

APR 05-I-1L (Mason District) (P/H on 6/28/06)

DEFERRAL:

PCA 2003-SU-040 - WMH, LLC - P/H to 9/13/06

FEATURES SHOWN:

FS-Y06-27 - T-Mobile Northeast, LLC, 6002 Pleasant Valley Road (Deadline 8/23/06)

FS-Y06-30 - FiberTower Corporation, 14005 Vernon Street (Deadline 9/13/06)

FS-Y06-33 - FiberTower Corporation, 7400T Ordway Road (Deadline 9/13/06)

FS-M06-29 - T-Mobile Northeast, LLC, 6565 Arlington Boulevard (Deadline 9/3/06)

FS-V06-44 - FiberTower Corporation, 9128 Belvoir Court (Deadline 9/13/06)

FS-M06-38 - FiberTower Corporation, 2946 Sleepy Hollow Road (Deadline 9/13/06)

FS-M06-37 - FiberTower Corporation, 3407 Moray Lane (Deadline 9/13/06)

CSPA 83-P-107 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. (Springfield District)

NO SPEAKERS

PCA 2006-MV-005 - PACE-BOSWELL ASSOCIATES, LLC

SE 2006-MV-001 - PACE-BOSWELL ASSOCIATES, LLC

SE 2006-MV-013 - PACE-BOSWELL ASSOCIATES, LLC

1. Terry Jemison
2804 Boswell Avenue
Alexandria, VA 22306
2. Queenie Cox
New Gum Springs Civic Association
2920 Douglas Street
Alexandria, VA 22306
3. Deane Elliott
2900 Woodlawn Trail
Alexandria, VA 22306

AGENDA/SPEAKERS LIST
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KEY
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2232-Y06-6 - COLONIAL PIPELINE COMPANY (Sully District)
SE 2006-SU-006 - COLONIAL PIPELINE COMPANY

1. Sandy Ylinen, Senior Facilities Manager
EDS Real Estate
13600 EDS Drive
Herndon, VA 20171

2. Chris Brown, Airport Manager
Washington Dulles International Airport
45020 Aviation Drive
Sterling, VA 20166

3. Carol Fernandez, Manager of Reservation Sales
United Airlines
45020 Aviation Drive
Sterling, VA 20166

PCA-C-696-6 - OTO DEVELOPMENT, LLC (Hunter Mill District)
FDPA-C-696-3 - OTO DEVELOPMENT, LLC (Hunter Mill District)

NO SPEAKERS