

July 2010

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.)

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**Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035.
 All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 14, 2010

*Posted: 6/2/10
Revised: 7/15/10*

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
09-IV-17MV <i>(Lee/Mount Vernon)</i>		M. Van Dam	DENY/RETAIN ADOPTED PLAN REC

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SOUTH COUNTY AREA PLAN REVIEW & NON –VDOT ITEMS – Markup on 7/28/10			

09-IV-2FS <i>(Lee)</i>		M. Van Dam	
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09-III-1P		A. Klibaner	
09-III-4P		A. Klibaner	
09-III-5P		M. Van Dam	
09-IV-1LP		A. Klibaner	
09-IV-2LP		A. Klibaner	
09-IV-3LP		A. Klibaner	
09-IV-4LP		J. Lai	
09-IV-5LP		J. Lai	
09-IV-6LP & S10-IV-LP1		J. Lai	
09-IV-7LP		J. Lai	
09-IV-8LP		J. Lai	
09-IV-9LP		J. Lai	
09-IV-10LP		J. Lai	
09-IV-3MV		L. Mason	
09-IV-4MV		L. Mason	
09-IV-6MV		A. Klibaner	
09-IV-8MV		A. Klibaner	
09-IV-9MV & 09-IV-10MV		A. Klibaner	
09-IV-13MV		A. Klibaner	
09-IV-16MV		L. Mason	
09-IV-18MV		K. Rybold	
09-IV-19MV		K. Rybold	
09-IV-23MV, 09-IV-25MV & 09-IV-26MV		M. Van Dam	
S09-IV-MV2		A. Klibaner	
09-IV-1S <i>(Mount Vernon)</i>		A. Klibaner	

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
APR 09-III-2FC <i>(Springfield)</i>	David Gill, Norminator	M. Van Dam	P/H to 9/30/10
APR 09-III-2P/ APR 09-III-3P	Brian Winterhalter, Nominator Brian Winterhalter, Nominator	A. Klibaner A. Klibaner	WITHDRAWN WITHDRAWN

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 14, 2010

7:30 p.m. The Planning Commission will hold public hearings on proposed Plan Amendment nominations submitted as part of the 2009-2010 South County Area Plans Review (APR) process for the Mount Vernon Supervisor District and for one item located in the Lee District.

The markup date for these items is Wednesday, July 28, 2010.

The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

APR# 09-IV-17MV: Richmond Highway Corridor. **AP:** General policy text in Richmond Hwy. Corridor related to orientation/alignment of commercial buildings toward road where feasible. **NP:** General policy text in Richmond Hwy. Corridor related to orientation/alignment of commercial buildings toward road, where feasible, unless required for green building certification.
DENIED/RETAIN ADOPTED PLAN RECOMMENDED

ITEMS SCHEDULED FOR PUBLIC HEARING

(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)

LEE DISTRICT:

APR# 09-IV-2FS: W. of Loisdale Road and N. of Loisdale Ct. on 19.40 ac. **AP:** Office and hotel up to 0.50 FAR. **NP:** Office, res., hotel, and retail up to 2.0 FAR.

MOUNT VERNON DISTRICT:

APR# 09-III-1P: Located on Hooes Road, N. of Silverbrook Road on 5.50 ac. **AP:** Res. 1-2 du/ac. **NP:** Res. at a density of 3-4 du/ac.

APR# 09-III-4P: S. of Peniwill Dr., W. of Route 123, N. of Occoquan River on 75.32 ac. **AP:** Parcel 106-3((1))4B res. at .1-.2 du/ac. Option for Parcels 106-3((1)) 4B, 106-4((1)) 1B, and 20B pt. (area south of Peniwill Drive) may be appropriate for expansion of existing quarry with adequate buffering from neighboring res. areas, adequate road access, and mitigation of environmental impacts. **NP:** Area immediately north of existing quarry operation planned for res. use at .1-.2 du/ac with no industrial. Quarry operation should be discontinued. Buffering neighborhood res. areas, provide adequate road access, and mitigate environmental impacts.

APR# 09-III-5P: NE of Ox Road, N. of Crosspointe subdivision (Weatherly Way) on 21.97 ac. **AP:** Res. 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf with conditions. No free-standing use. **NP:** Res. at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf to include free-standing retail and other conditions.

APR# 09-IV-1LP: Generally located E. of Hooes Road, S. of Fairfax County Pkwy., W. of the eastern boundary of Fort Belvoir, and N. of the Potomac River. **AP:** Lower Potomac Planning District, Objectives to establish focal points for development, preserve stable res. areas, provide pedestrian links, adequate buffering, parks and open spaces, and protect sensitive environmental and historic resources. **NP:** Lower Potomac Planning District, Objectives. Add new bulleted text “Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy.”

APR# 09-IV-2LP: Generally located N. of I-95, W. of Furnace Road on 27.47 ac. **AP:** Industrial use for a recycling center and/or recycling related industries, option for public open space when adjacent landfills are covered. **NP:** Light industrial use, option for public open space when adjacent landfills are covered.

APR# 09-IV-3LP: On Richmond Hwy., SW of Greencastle Lane on 6.150 ac. **AP:** Public facilities, governmental, and institutional uses. **NP:** Public facilities, governmental, and institutional uses, option for a police station adjacent to existing Lorton Library, Lorton Community Action Center, and community park.

APR# 09-IV-4LP: Accotink Village – W. of Backlick Road, N. of Richmond Hwy., E. of Anderson Lane on 0.78 ac. **AP:** Res. 2-3 du/ac. **NP:** Retail with 50 parking spaces.

APR# 09-IV-5LP: S. of Richmond Hwy., W. of Noman Cole, Jr. Pollution Control Plant on 5.31 ac. **AP:** Res. facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant. **NP:** Reflect Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields.

APR# 09-IV-6LP & Comprehensive Plan Amendment S10-IV-LP1: Intersection of Lorton Road and Richmond Hwy., on 3.18 ac. **AP:** Retail up to 0.25 FAR, up to 0.15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to 0.15 FAR with conditions. **NP:** Remove option for drive-through uses.

APR# 09-IV-7LP: N. of Richmond Hwy., W. of Telegraph Road, S. of Old Pohick Way on 5.14 ac. **AP:** Res. 5-8 du/ac with conditions. Option for 8-12 du/ac with conditions. **NP:** Res. 3-4 du/ac for parcels 108-1((1))20, 22A, 24-26, and 28. Option for open space buffer.

APR# 09-IV-8LP: E. of Groom Cottage Dr., S. of Lorton Station Shopping Center, N. of Thomas Baxter Pl. on 2.16 ac. **AP:** Mixed use up to 0.25 FAR with conditions. **NP:** Maintain parcels as open space. If parcels are developed, should not negatively impact the community.

APR# 09-IV-9LP: S. of Lorton Road, E. of CSX tracks, N. and W. of Lorton Market St. on 1.47 ac. **AP:** Mixed use up to 0.25 FAR with conditions. **NP:** Discourage auto-oriented uses on parcel 107-4((23))B.

APR# 09-IV-10LP: Generally SE of Lorton Station Blvd., N. of Bakers Dr., on 2.21 ac. **AP:** Mixed non-res. up to 0.30 FAR on 22 acres and res. up to 5 du/ac on 202 acres with conditions. **NP:** Parcel 107-2((1))13 should be compatible with adjacent res. neighborhood.

APR# 09-IV-3MV: SW corner of Huntington Ave and Richmond Hwy. on 8.50 ac. **AP:** Res. up to 40 du/ac with conditions. Option for up to 50 du/ac. **NP:** Up to 1.67 FAR with full service hotel and existing res.

APR# 09-IV-4MV: E. of Blaine Dr., N. and S. of Huntington Ave. on 1.20 ac. **AP:** Res. 8-12 du/ac. **NP:** Correct Land Unit T boundary. Res. 16-20 du/ac.

APR# 09-IV-6MV: Mount Vernon Memorial Hwy., S. of George Washington's Grist Mill on 6.10 ac. **AP:** Former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus, then res. 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain. **NP:** Former Dogue Creek Treatment Plant, community-serving public facilities, continue as sewage pumping station. Portions not in use by DPWES should be open space. Passive uses to promote watershed stewardship and historical walking tours.

APR# 09-IV-8MV: S. of Hinson Farm Road, W. of Parkers Lane on 11.40 ac. **AP:** Res. 5-8 du/ac and 2-3 du/ac. **NP:** Senior housing 5-8 du/ac on 4.4 acre portion of site with conditions, 7 acres open space. Reduce pervious paving. Follow Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership.

APR# 09-IV-9MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. **AP:** Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus, res. at 2-3 du/acre. Future development should not encroach into 100-year floodplain. **NP:** Recognize Pumping Station use. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2))A.

APR# 09-IV-10MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. **AP:** Site of Little Hunting Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, res. use 2-3 du/ac. Future development should not encroach into the 100-year floodplain. **NP:** Recognize Pumping Station use, community-serving public facilities, if declared surplus, res. use 2-3 du/ac, future development should not encroach into 100-year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or community or public access subject to Stratford Landing community approval.

APR# 09-IV-13MV: W. of Schellhorn Road, N. of Sherwood Hall Lane, W. of Friars Ct. and Bayberry Dr., N. of Apple Hill Road, and E. of Holland Road on 73.30 ac. **AP:** Government center/fire station/mental health facility/hospital and ancillary uses including medical office at an intensity up to 0.35 FAR w/conditions and provided impacts to surrounding community mitigated.

NP: Expand to create a campus-like design, with retail uses that serve employees and visitors, at an intensity up to 0.50 FAR with conditions related to structured parking, stormwater management, urban design, and transit.

APR# 09-IV-16MV: S. of the Huntington Metro Station, E. of North Kings Hwy. on 58.12 ac. **AP:** Public facilities associated with the Metro Station. Mixed use development south of the station at the following max levels: 250,000 gsf office; 30,000 gsf retail; 400 du res.; 200-room hotel with conference facilities, or 250 additional du. **NP:** Add 200 res. du to max. levels.

APR# 09-IV-18MV: E. corner of Richmond Hwy. and Mohawk Lane on 11.72 ac. **AP:** Public facilities and institutional. **NP:** Add language to more specifically outline future uses and retention of open space.

APR# 09-IV-19MV: SE side of Richmond Hwy. generally near Forest Pl. intersection on 26.40 ac. **AP:** Res. 5-8 du/ac. Option: Res. 8-12 du/ac (75%), retail and office up to 0.35 FAR (25%) with conditions in Area 6. Option: Mixed use up to 0.50 FAR with conditions in Areas 3 and 6. **NP:** Res. 5-8 du/ac. Option: Res. 16-20 du/ac (75%); retail and office up to 0.35 FAR (25%) with conditions or up to 0.50 FAR with conditions.

APR# 09-IV-23MV: N. of intersection of Richmond and North/South Kings Hwys. on 1.94 ac. **AP:** Retail at an intensity up to 0.35 FAR. **NP:** Rapid transit bus station.

APR# 09-IV-25MV: E. of Richmond Hwy. between Fairview Dr. and Quander Road on 49.40 ac. **AP:** Base recommendation: Office and/or retail up to 0.50 FAR and res. use at 3-4 du/ac, 5-8 du/ac; Option for retail, office, hotel, and res. use up to 1.0 FAR overall with consolidation, non-res. limits and location, building heights, and other conditions. **NP:** Delete base recommendation; Add option for office, retail, restaurant, and res. mixed-use up to 1.5 FAR, if Land Unit E and parcel 83-3 ((1)) 23A substantially consolidate, parcel 83-3 ((1)) 24 remains as open space, and other conditions. Option to increase up to 2.0 FAR with full consolidation and other conditions.

APR# 09-IV-26MV: E. of Richmond Hwy. and N. of Fairview Dr. on 5.24 ac. **AP:** Retail up to 0.50 FAR with option for mixed-use up to 1.0 FAR with conditions (pt.); res. use at 3-4 du/ac (pt.). **NP:** Res. and retail use up to a 1.0 FAR, expand Penn Daw CBC.

Plan Amendment S09-IV-MV2: E. side of Richmond Hwy., S. of East Lee Ave., N. of Preston, W. of Memorial Heights Dr. on 1.2 ac. **AP:** Parcels 117 and 126, townhouse style office and/or retail at an intensity up to 0.30 FAR with conditions; Option 1: Same uses and conditions at an intensity up to 0.50 FAR with limited retail use; Option 2: Mixed-use development including res. use at an intensity up to 0.80 FAR with conditions; Parcels 130 and 138, res. uses at 3-4 du/ac and options 1 and 2. **NP:** Retail uses at an intensity up to 0.35 FAR, and also low density res. uses on parcels abutting res. properties. Parking along Richmond Highway frontage.

APR# 09-IV-1S: S. of the Landsdowne development on Telegraph Road on 7.46 ac. **AP:** Clustered, single-family detached res. at 1-2 du/ac. Land for a public park adjacent to existing parkland should be provided. **NP:** Res. .5-.1 du/ac. Low impact design (LID) stormwater management and minimal disturbance. A treed buffer shall be preserved and maintained.

Copies of APR documents, including all 2009-2010 South County APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/apr/>.

Posted: 7/14/10
Revised: 7/15/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 14, 2010, 7:30 P.M.

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

DECISION ONLY:

APR# 09-IV-17MV (Lee/Mount Vernon Districts) (P/H on 6/16/10) **DENIED (RETAIN ADOPTED PLAN)**

CONSENT AGENDA ITEM: CONCUR

FS-P10-26 – Clearwire, 8315 Lee Highway (Deadline: 8/10/10)

2009- 2010 SOUTH COUNTY AREA PLANS REVIEW (APR)
(NON-VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS)
Planning Commission Mark-up on Wednesday, July 28, 2010

LEE DISTRICT

APR# 09-IV-2FS (Staff: Meghan Van Dam)

NO SPEAKERS

MOUNT VERNON DISTRICT

APR# 09-III-1P (Staff: Aaron Klibaner)

1. John Wittman
8905 Magnolia Ridge Road
Fairfax Station, VA 22039
2. C. Richard Bozek, President
Timber Ridge Homeowners Association
9007 Banyon Ridge Road
Fairfax Station, VA 22039
3. Carl Sell, Jr., Nominator
6601 Cottonwood Drive
Franconia, VA 22310
4. Cynthia Smith
South County Federation (SCF)
6713 Catskill Road
Lorton, VA 22079

APR# 09-III-4P (Staff: Aaron Klibaner)

1. Steven Edgemon, Deputy General Manager
Fairfax Water
9600 Ox Road
Lorton, VA 22079
2. Greg Riegle, Esquire
Representing owner of the property
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

APR# 09-III-4P (Continued)

3. Michael Grogan, on behalf of SCF, Nominator
9330 Davis Drive
Lorton, VA 22079
4. Thomas Draude
9325 Elkhorn Run Court
Lorton, VA 22079

APR# 09-III-5P (Staff: Meghan Van Dam)

1. Linwood Gorham, Chair
SCF Land Use Committee
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-1LP (Staff: Aaron Klibaner)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-2LP (Staff: Aaron Klibaner)

1. Linwood Gorham
6036 Chapman Road
Lorton, VA 22079
2. Michael Grogan, on behalf of SCF, Nominator
9330 Davis Drive
Lorton, VA 22079

APR# 09-IV-3LP (Staff: Aaron Klibaner)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-4LP (Staff: Jennifer Lai)

NO SPEAKERS

APR# 09-IV-5LP (Staff: Jennifer Lai)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

**APR# 09-IV-6LP and Comprehensive Plan
Amendment S10-IV-LP1**

(Staff: Jennifer Lai)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079
2. Robert Lawrence, Esquire
Representing Lorton Corner LLC
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

APR# 09-IV-7LP (Staff: Jennifer Lai)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-8LP (Staff: Jennifer Lai)

1. Sherry Frazier, Power of Attorney for
Hilda Frazier
3305 Spring Drive
Alexandria, VA 22306
2. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-9LP (Staff: Jennifer Lai)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-10LP (Staff: Jennifer Lai)

1. Linwood Gorham, on behalf of SCF,
Nominator
6036 Chapman Road
Lorton, VA 22079

APR# 09-IV-3MV (Staff: Marianne Gardner)

1. Keith Martin, Esquire, Nominator
Sack, Harris & Martin, PC
8270 Greensboro Drive, Suite 810
McLean, VA 22102
2. Keith Jones, President
Hunting Creek Club Apartments Association
2059 Huntington Avenue, Unit 711
Alexandria, VA 22303
3. Robert Pare, Jr.
2059 Huntington Avenue, Unit 1109
Alexandria, VA 22303
4. Taj Mathew
2059 Huntington Avenue, Unit 1605
Alexandria, VA 22303
5. Erica Grooms
2059 Huntington Avenue, Unit 1409
Alexandria, VA 22303
6. Francine St. Pierre
2059 Huntington Avenue, Unit 1115
Alexandria, VA 22303

APR# 09-IV-4MV (Staff: Marianne Gardner)

NO SPEAKERS

APR# 09-IV-6MV (Staff: Aaron Klibaner)

1. Patrick Rea, on behalf of Mount Vernon
Council of Civic Associations (MVCCA),
Nominator
9417 Mount Vernon Circle
Alexandria, VA 22309
2. Bill Hughet
9177 Rosemary Lena Way
Alexandria, VA 22309

APR# 09-IV-8MV (Staff: Aaron Klibaner)

1. Patrick Rea, on behalf of MVCCA,
Nominator
9417 Mount Vernon Circle
Alexandria, VA 22309
2. William "Bill" Bock
2405 Parkers Lane
Alexandria, VA 22306
3. John Harris, Jr., President
Williamsburg Manor North Civic
Association
8213 Chancery Court
Alexandria, VA 22308

APR# 09-IV-9MV and APR# 09-IV-10MV
(Staff: Aaron Klibaner)

1. Patrick Rea, on behalf of MVCCA,
Nominator of 9MV
9417 Mount Vernon Circle
Alexandria, VA 22309
2. H. Jay Spiegel, Nominator of 10MV
P.O. Box 11
Mount Vernon, VA 22121

APR# 09-IV-13MV (Staff: Aaron Klibaner)

1. Patrick Rea, on behalf of MVCCA,
Nominator
9417 Mount Vernon Circle
Alexandria, VA 22309
2. Sarah Hall, Esquire
Representing Inova Health Care Services
Blankingship & Keith, PC
4020 University Drive, Suite 300
Fairfax, VA 22030
3. John Harris, Jr., President
Williamsburg Manor North Civic
Association
8213 Chancery Court
Alexandria, VA 22308

APR# 09-IV-16MV (Staff: Marianne Gardner)

1. G. Neel Teague, on behalf of Huntington
Metro LLC, Nominator
C/o Stout & Teague Company
6862 Elm Street, Suite 650
McLean, VA 22101

APR# 09-IV-18MV (Staff: Kim Rybold)

1. Patrick Rea, on behalf of MVCCA,
Nominator
9417 Mount Vernon Circle
Alexandria, VA 22309

APR# 09-IV-19MV (Staff: Kim Rybold)

1. Patrick Rea, on behalf of MVCCA,
Nominator
9417 Mount Vernon Circle
Alexandria, VA 22309
2. Linda Krothe, President
Mount Vernon Manor Citizens' Association
8611 Gateshead Road
Alexandria, VA 22309
3. William Foust
8618 Gateshead Road
Alexandria, VA 22309
4. Julia Romero
4312 Jackson Place
Alexandria, VA 22309
5. Sally Hazard
8702 Falkstone Lane
Alexandria, VA 22309
6. Louis DeVaughn
8621 Gateshead Road
Alexandria, VA 22309
7. Frank Cohn
8809 Gateshead Road
Alexandria, VA 22309
8. Neil Krizek
4409 Jackson Place
Alexandria, VA 22309

APR# 09-IV-23MV, APR# 09-IV-25MV, and APR# 09-IV-26MV (Staff: Meghan Van Dam)

1. Patrick Rea, on behalf of MVCCA,
Nominator of 23MV and 25MV
9417 Mount Vernon Circle
Alexandria, VA 22309

Comp. Plan Amendment S09-IV-MV2
(Staff: Aaron Klibaner)

1. Sara Mariska, Esquire
Representing Memorial Venture LLC
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201
2. Joh Noor Ahmad
3007 Preston Avenue
Alexandria, VA 22306

APR# 09-IV-1S (Staff: Aaron Klibaner)

1. Cynthia Smith, Nominator
President, Newington Civic Association
6713 Catskill Road
Lorton, VA 22079
2. Alan Boyd
6603 Winstead Manor Court
Lorton, VA 22079
3. H. Jay Spiegel
P.O. Box 11
Mount Vernon, VA 22121
4. John McBride, Esquire
Representing Leatherland Family Trust
Odin, Feldman & Pittleman, PC
9302 Lee Highway, Suite 1100
Fairfax, VA 22031
5. Lee Kind
9108 Wood Pointe Way
Fairfax Station, VA 22039
6. Peter Kind
9006 Southpointe Lane
Lorton, VA 22079
7. Patricia Kind
9108 Wood Pointe Way
Fairfax Station, VA 22039
8. Martin Brennan
8225 Higham Road
Lorton, VA 22079

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 15, 2010

Posted: 6/2/10
 Revised: 7/16/10

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
2232-H10-1 <i>(Hunter Mill)</i>	Fairfax County Park Authority (2431 Fox Mill Road @ Stratton Woods Park) <i>(To add lights to ball field and other facilities)</i>	S. Smith	D/O to 7/22/10
SEA 82-C-116 <i>(Hunter Mill)</i>	Cello Partnership d/b/a Verizon Wireless (1977 Hunter Mill Road) <i>(To allow an additional 11 feet of height from the existing pillars under the equipment shelter and an unmanned structure in the floodplain)</i>	S. Zottl	D/O to 7/22/10
SE 2010-HM-004 <i>(Hunter Mill)</i>	Sailini Magapu Lohia and Sandeep Lohia (1629 Beulah Street, Vienna) <i>(For increase in enrollment, building additions, site modifications and addition of nursery school)</i>	S. Williams	D/O to 7/22/10
PRC A-502-2 <i>(Hunter Mill)</i>	Fairways I & Fairways II Residential LLC 11555 & 11627 North Shore Dr <i>(For multi-family use with support detail & child care center @ private school)</i>	S. Williams	D/O to 9/22/10 <i>(from 4/14/10)</i> <i>(from 5/27/10)</i>
RZ 2009-MV-023 FDP 2009-MV-023 <i>(Mount Vernon)</i>	Inova Health Care Services SE quadrant of Lorton Rd./Sanger St. intersection) <i>(From C-3 to PDC for multiphase, healthplex/medical office mixed use (3 buildings) & central parking structure)</i>	S. Williams	D/O to 7/22/10 <i>(from 6/17/10)</i>
FDPA 2003-LE-025 <i>(Lee)</i>	Nelson P. Moe (6025 Masondale Road) <i>(For reduction of certain yard requirements for deck & porch)</i>	K. G-Sobers	APPROVED <i>(from 6/30/10)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
2232-D09-36 <i>(Dranesville)</i>	T-Mobile & AT&T & Milestone Communications (2000 Westmoreland St. at Longfellow Middle School) <i>(For 115 foot treepole)</i>	D. Jillson	P/H to 7/22/10 <i>(from 7/15/10)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 15, 2010

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to add lights to 90-foot diamond field, tennis courts and parking area; relocate the sand and volleyball court and picnic shelter; and add lighted racquet court complex. Stratton Woods Park is located at 2431 Fox Mill Road, Tax Maps 25-2 ((1)), 4, 5, 6, 7, 8, 9, and 10. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **HUNTER MILL DISTRICT. D/O to 7/22/10**

PRC A-502-02 – FAIRWAYS I RESIDENTIAL, L.L.C. & FAIRWAYS II RESIDENTIAL, L.L.C. – Appl. to approve a PRC plan associated with RZ A-502 to redevelop existing multi-family dwellings with single-family attached and multi-family dwellings (including high rise) and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr., and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A. **HUNTER MILL DISTRICT. D/O to 9/22/10**

SEA 82-C-116 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 82-C-116 previously approved for an electric substation, transformer, distribution center, and uses in a floodplain to permit addition of a telecommunication facility. Located at 1977 Hunter Mill Road on approx. 10.34 ac. of land zoned R-E. Tax Map 27-2 ((1)) 13. Also under the Board's Consideration will be the applicant's Water Quality Exception Request # 5234-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA). **HUNTER MILL DISTRICT. D/O to 7/22/10**

SE 2010-HM-004 – SAILINI MAGAPU LOHIA & SANDEEP LOHIA – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a private school of general education, nursery school and child care center with a maximum enrollment of 99 children. Located at 1629 Beulah Rd. on approx. 4.50 ac. of land zoned R-1. Tax Map 28-1 ((1)) 13. **HUNTER MILL DISTRICT. D/O to 7/22/10**

FDPA 2003-LE-025 – NELSON P. MOE – Appl. to amend the final development plans for RZ 2003-LE-025 to permit a reduction of certain yard requirements on a single family dwelling lot and associated changes to development conditions. Located at 6025 Masondale Road on approx. 3,800 sq. ft. of land zoned PDH-5 and HC. Tax Map 81-4 ((48)) 13. **LEE DISTRICT. APPROVED**

RZ 2009-MV-023/FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES – Appls. to rezone from C-3 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.40 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lorton Road and Sanger St. and W. of I-95 on approx. 14.55 ac. of land. Comp. Plan Rec: Office. Tax Map 107-4 ((1)) 75A, 77-82. **MOUNT VERNON DISTRICT. D/O to 7/22/10**

Posted: 7/15/10
Revised: 7/15/10

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 15, 2010

CONSENT AGENDA ITEM: CONCUR

FS-Y10-32 – Clearwire, 4221 Walney Road (Deadline: 8/18/10)

FEATURES SHOWN: CONCUR

FS-Y10-36 – Clearwire, 5858 Old Centreville Road (Deadline: 8/26/10)

FSA-S09-88-2 – Clearwire, 4201 Stringfellow Road (Deadline: 10/5/10)

FDPA 2003-LE-025 – NELSON P. MOE – **APPROVED**

NO SPEAKERS

RZ 2009-MV-023 – INOVA HEALTH CARE SERVICES – **D/O to 7/22/10**

FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES – **D/O to 7/22/10**

NO SPEAKERS

SEA 82-C-116 – WASHINGTON, DC SMSA LIMITED PARTNERSHIP – **D/O to 7/22/10**

d/b/a VERIZON WIRELESS

FS-H09-40 – VERIZON & CRICKET, 1977 HUNTER MILL ROAD, DOMINION – **D/O to 7/22/10**

VIRGINIA TOWER

- | | |
|---|---|
| 1. Porter Childers
10307 Mountington Court
Vienna, VA 22182 | 2. Randal Cate
10307 Mountington Court
Vienna, VA 22182 |
|---|---|

SE 2010-HM-004 – SAILINI MAGAPU & SANDEEP LOHIA – **D/O to 7/22/10**

- | | |
|--|---|
| 1. Ilene Garvey
1725 Asoleado Lane
Vienna, VA 22182 | 4. Bonnie Kendrick
7123 Sanford Court
Annandale, VA 22182 |
| 2. James Godlove, Past President & Treasurer
Symphony Meadows Homeowners Association
1641 White Pine Drive
Vienna, VA 22182 | 5. Karen Robison
13452 Elevation Lane
Herndon, VA 20171 |
| 3. Paul Jassal
1619 Beulah Road
Vienna, VA 22182 | |

Continued on Next Page

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, July 15, 2010

Page 2

2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY – D/O to 7/22/10

1. Gerald Douglas
2423 Mill Heights Drive
Oak Hill, VA
2. Larry Butler
Reston Association
1930 Isaac Newton Sq.
Reston, VA 20190
3. Stewart Rauch
Polo Fields HOA
Thunder Chase Drive
Reston, VA 20191

PRC A-502-02 – FAIRWAYS I & II RESIDENTIAL, LLC – D/O to 9/22/10

1. Kathleen Driscoll McKee
President, Reston Association
1930 Isaac Newton Square
Reston, VA 20190
2. Alan Montgomery
on behalf of Clubhouse Court
Cluster Association
11609 Clubhouse Court
Reston, VA 20190
3. David Edwards
11701 Blue Smoke Trail
Reston, VA 20191
4. Joe Stowers
11448 Waterview Cluster
Reston, VA 20190
5. Tammi Petrine
2503 Foxcroft Way
Reston, VA 20191
6. Jennifer Byl
Reston Design Review Board
12001 Sunrise Valley Drive
Reston, VA 20190
7. Marion Myers
1321 Buttermilk Lane
Reston, VA 21091
8. John Patrick, General Manager
Hidden Creek County Club
1711 Clubhouse Road
Reston, VA 20190

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 22, 2010

Posted: 6/30/10
 Revised: 7/26/10

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ 2009-MV-023/ FDP 2009-MV-023 (Mount Vernon)	Inova Health Care Services SE quadrant of Lorton Rd./Sanger St. intersection) (From C-3 to PDC for multiphase, healthplex/medical office mixed use (3 buildings) & central parking structure)	S. Williams	APPROVAL REC APPROVED (from 7/15/10) (from 6/17/10)
SE 2010-HM-004 (Hunter Mill)	Sailini Magapu Lohia and Sandeep Lohia (1629 Beulah Street, Vienna) (For increase in enrollment, building additions, site modifications and addition of nursery school)	S. Williams	APPROVAL REC (from 7/15/10)
SEA 82-C-116 (Hunter Mill)	Cello Partnership d/b/a Verizon Wireless (1977 Hunter Mill Road) (To allow an additional 11 feet of height from the existing pillars under the equipment shelter and an unmanned structure in the floodplain)	S. Zottl	APPROVAL REC (from 7/15/10)
2232-H10-1 (Hunter Mill)	Fairfax County Park Authority (2431 Fox Mill Road @ Stratton Woods Park) (To add lights to ball field and other facilities)	S. Smith	APPROVED (from 7/15/10)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2010-MA-007 (Mason)	Safeway Inc. (6118 Arlington Blvd., Falls Church, VA) (For waiver of certain sign regulations in conjunction w/redevelopment of existing grocery store in Willston Centre II Shopping Center)	T. Strunk	APPROVAL REC
CSP 2008-MD-003 (Lee/Mount Vernon)	Hilltop Sand & Gravel Company, Inc. (7940, 7944, 7950 and 800 Telegraph Road., Alexandria) (Comprehensive Sign Plan for Hilltop Village Center)	K. G-Sobers	APPROVED (from 7/29/10)
RZ 2009-MV-018 (Mount Vernon)	Scannell Properties #117, LLC and Scannell Properties #82, LLC SW quadrant of intersection of Cinderbed Rd and Fairfax County Parkway & N. side telegraph road (for industrial use)	S. Williams	APPROVAL REC (from 6/17/10) (from 6/2/10)

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, July 22, 2010

Posted: 6/30/10
Revised: 7/26/10

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

TEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 86-C-066-02 <i>(Hunter Mill)</i>	Hunter Mill Country Day School, Inc., TR (2021 Hunter Mill Road, Vienna) <i>(For building additions and site modifications)</i>	S. Lin	P/H to 9/22/10
2232-D09-36 <i>(Dranesville)</i>	T-Mobile, AT&T and Milestone Communications (2000 Westmoreland St. at Longfellow Middle School) <i>(For 115 foot treepole)</i>	D. Jillson	P/H to 10/28/10 <i>(from 7/22/10)</i> <i>(from 7/15/10)</i>
SE 2010-DR-002 <i>(Dranesville)</i>	D.C. Columbia Water & Sewer Terminus of River Park Lane & W. side River Park Dr <i>(For sewage pumping facility</i> <i>& uses in a floodplain)</i>	S. Zottl	P/H to 9/15/10 <i>(from 5/27/10)</i> <i>(from 5/13/10)</i>
PRC 86-C-121-03 <i>(Hunter Mill)</i>	Reston Excelsior LLC (NE intersection of Dulles Toll Rd and Reston Pkwy.) <i>(For PRC plan approval</i> <i>2 multi-family residential bldgs)</i>	S. Williams	D/O to 9/15/10 <i>(from 6/23/10)</i> <i>(from 5/27/10)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 21, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC
HEARINGS ON WEDNESDAY, JULY 21, 2010.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 22, 2010**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Government Center to continue discussion on green building.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

PRC 86-C-121-03 – RESTON EXCELSIOR LLC – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit 457 multifamily dwellings. Located in the N.E. quadrant of the intersection of Dulles Toll Road and Reston Pkwy. on approx. 5.0 ac. of land zoned PRC. Comp. Plan Rec: Planned Residential Community. Tax Map 17-4 ((1)) 7B. **HUNTER MILL DISTRICT. DECISION ONLY TO 9/15/10**

SEA 82-C-116 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 82-C-116 previously approved for an electric substation, transformer, distribution center, and uses in a floodplain to permit addition of a telecommunication facility. Located at 1977 Hunter Mill Road on approx. 10.34 ac. of land zoned R-E. Tax Map 27-2 ((1)) 13. Also under the Board's Consideration will be the applicant's Water Quality Exception Request # 5234-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA). **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

SE 2010-HM-004 – SAILINI MAGAPU LOHIA AND SANDEEP LOHIA – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a private school of general education, nursery school and child care center with a maximum enrollment of 99 children. Located at 1629 Beulah Rd. on approx. 4.50 ac. of land zoned R-1. Tax Map 28-1 ((1)) 13. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY – Appl. to add lights to 90-foot diamond field, tennis courts and parking area; relocate the sand and volleyball court and picnic shelter; and add lighted racquet court complex. Stratton Woods Park is located at 2431 Fox Mill Road, Tax Maps 25-2 ((1)), 4, 5, 6, 7, 8, 9, and 10. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **HUNTER MILL DISTRICT. APPROVED**

RZ 2009-MV-023/FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES – Appls. to rezone from C-3 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.40 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lorton Road and Sanger St. and W. of I-95 on approx. 14.55 ac. of land. Comp. Plan Rec: Office. Tax Map 107-4 ((1)) 75A, 77-82. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

CSP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2008-MD-003 to permit signage for a mixed use development. Located in the N.E. quadrant of the intersection of Telegraph Road and Beulah St. on approx. 33 ac. of land zoned PDC and NR. Tax Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15. **LEE AND MOUNT VERNON DISTRICTS. APPROVED**

SE 2010-MA-007 – SAFEWAY, INC. – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 6118 Arlington Blvd. on approx. 10.57 ac. of land zoned C-7, CRD, and SC. Tax Map 51-4 ((1)) 2B. **MASON DISTRICT. APPROVAL RECOMMENDED**

RZ 2009-MV-018 – SCANNELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC – Appl. to rezone from R-1 and I-6 to I-5 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.09. Located in the S.W. quadrant of the intersection of Cinder Bed Road and Fairfax County Pkwy. and N. side of Telegraph Road on approx. 117.42 ac. of land. Comp. Plan Rec: Industrial Public Parks, Private Recreation, Private Open Space. Tax Map 99-4 ((8)) 1, 2, 3B, 4, and 5; 108-1 ((12)) 6, 7A, and 7B. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/22/10
Revised: 7/23/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 22, 2010

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

DECISIONS ONLY:

RZ 2009-MV-023 – INOVA HEALTH CARE SERVICES (P/H on 7/15/10) **REC. APPROVAL**
FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES (P/H on 7/15/10) **APPROVED**

SEA 82-C-116 – CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS (Hunter Mill District)
(P/H on 7/15/10) **RECOMMEND APPROVAL**
FS-H09-40 – VERIZON WIRELESS AND CRICKET COMMUNICATIONS, INC., 1977 HUNTER
MILL ROAD (Dominion Virginia Tower) (P/H on 7/15/10) **CONCUR**

SE 2010-HM-004 – SAILINI MAGAPU LOHIA AND SANDEEP LOHIA (P/H on 7/15/10) **REC.
APPROVAL**

2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY (Stratton Woods Park) (P/H on 7/15/10)
APPROVED

DEFERRALS:

PRC 86-C-121-03 – RESTON EXCELSIOR LLC (Hunter Mill) (P/H on 6/24/10) – **D/O to 9/15/10**

SE 2010-DR-002 – DISTRICT OF COLUMBIA WATER & SEWER AUTHORITY – **P/H to 9/15/10**

2232-D09-36 – NEW CINGULAR WIRELESS PCS LLC / T-MOBILE NORTHEAST LLC (Longfellow
Middle School) – **P/H to 10/28/10**

CONSENT AGENDA ITEMS: CONCUR

FS-M10-28 – Clearwire, 5285 Shawnee Road (Deadline: 8/22/10)
FS-B10-17 – Clearwire, 7920 Woodruff Court (Deadline: 9/12/10)

FEATURES SHOWN: CONCUR

FS-D10-11 – Clearwire, 6520 Georgetown Pike (Langley High School) (Deadline: 8/20/10)
FS-M10-30 – Verizon Wireless, 6565 Arlington Boulevard (Deadline: 8/30/10)
FS-M10-38 – Verizon Wireless, 6001 Arlington Blvd. (Woodlake Towers Condo) (Deadline: 9/06/10)

SE 2010-MA-007 – SAFEWAY INC. (Staff: Tracy Strunk) **RECOMMEND APPROVAL**

NO SPEAKERS

CSP 2008-MD-003 – HILLTOP SAND AND GRAVEL COMPANY, INC. (Lee and Mount Vernon
Districts) (Commissioner Migliaccio) (Staff: Kelli Goddard-Sobers) **APPROVED**

1. James Wessels
7809 Morning Glen Lane
Alexandria, VA 22315

RZ 2009-MV-018 – SCANNELL PROPERTIES #117, LLC AND SCANNELL PROPERTIES #82, LLC
(Staff: St. Clair Williams) **RECOMMEND APPROVAL**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, July 28, 2010

Posted: 6/2/10
Revised: 7/29/10

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SOUTH COUNTY AREA PLAN REVIEW & NON –VDOT ITEMS - MARKUP			
09-IV-2FS		M. Van Dam	APRV REC STAFF ALT
09-IV-21MV (Lee)		K. Rybold	APRV REC TF ALT MOD
(Mount Vernon Items)			
09-III-1P		A. Klibaner	DENY/RET. ADOPTED PLAN
09-III-4P		A. Klibaner	DENY/RET. ADOPTED PLAN
09-III-5P		M. Van Dam	APRV REC STAFF ALT
09-IV-1LP		A. Klibaner	DENY/RET. ADOPTED PLAN
09-IV-2LP		A. Klibaner	APRV REC TF ALT PLAN MOD
09-IV-3LP		A. Klibaner	DENY/RET. ADOPTED PLAN
09-IV-4LP		J. Lai	DENY/RET. ADOPTED PLAN
09-IV-5LP		J. Lai	APRV REC STAFF ALT
09-IV-6LP & S10-IV-LP1		J. Lai	APRV REC STAFF ALT MOD
09-IV-7LP		J. Lai	APRV REC STAFF ALT MOD
09-IV-8LP		J. Lai	APRV REC TF REC
09-IV-9LP		J. Lai	APRV REC AS SUBMITTED
09-IV-10LP		J. Lai	DENY/RET. ADOPTED PLAN
09-IV-3MV		L. Mason	APRV REC STAFF ALT MOD
09-IV-4MV		L. Mason	APRV REC AS SUBMITTED
09-IV-6MV		A. Klibaner	APRV REC STAFF ALT
09-IV-8MV		A. Klibaner	DENY/RET. ADOPTED PLAN
09-IV-9MV & 09-IV-10MV		A. Klibaner	APRV REC STAFF ALT MOD
09-IV-13MV		A. Klibaner	APRV REC STAFF ALT MOD
09-IV-16MV		L. Mason	APRV REC STAFF ALT MOD
09-IV-18MV		K. Rybold	APRV REC STAFF ALT
09-IV-19MV		K. Rybold	APRV REC STAFF ALT
09-IV-23MV, 09-IV-25MV & 09-IV-26MV		M. Van Dam	APRV REC STAFF & TF ALT
S09-IV-MV2		A. Klibaner	APRV REC STAFF ALT MOD
09-IV-1S		A. Klibaner	DENY/RET. ADOPTED PLAN

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
None at this time			

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
None at this time			

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JULY 28, 2010

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

THERE WILL BE NO PUBLIC HEARINGS THIS EVENING.

ITEMS SCHEDULED FOR MARKUP/DECISION ONLY

SOUTH COUNTY AREA PLANS REVIEW PROCESS (APR) (NON-VDOT ITEMS) MARKUP SESSION – LEE AND MOUNT VERNON DISTRICTS – The Planning Commission will make its recommendations on proposed Plan Amendment nominations submitted as part of the 2009-2010 South County Area Plans Review (APR) process for the Mount Vernon Supervisor District and for one item located in the Lee District, in accordance with the *Code of Virginia*, Title 15.1, Chapter 11.

(Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf= square feet.)

LEE DISTRICT:

APR# 09-IV-2FS: W. of Loisdale Road and N. of Loisdale Ct. on 19.40 ac. **AP:** Office and hotel up to 0.50 FAR. **NP:** Office, res., hotel, and retail up to 2.0 FAR.

APPROVAL REC OF STAFF ALTERNATIVE

APR# 09-IV-21MV: S. of Rolling Hills Ave., E. of Janna Lee Ave., NW of Richmond Hwy. on 6.08 ac. **NP:** Res. 2-3 du/ac; office/retail up to .25 FAR. Option: Res. 25 du/ac with 50,000-80,000 sf office/retail. **NP:** Option for res. 20-30 du/ac, office and retail up to 80,000 sf with minimum of 10,000 sf feet retail. **APPROVAL REC OF TF ALTERNATIVE AS MODIFIED**

MOUNT VERNON DISTRICT:

APR# 09-III-1P: Located on Hoes Road, N. of Silverbrook Road on 5.50 ac. **AP:** Res. 1-2 du/ac. **NP:** Res. at a density of 3-4 du/ac. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-III-4P: S. of Peniwill Dr., W. of Route 123, N. of Occoquan River on 75.32 ac. **AP:** Parcel 106-3((1))4B res. at .1-.2 du/ac. Option for Parcels 106-3((1)) 4B, 106-4((1)) 1B, and 20B pt. (area south of Peniwill Drive) may be appropriate for expansion of existing quarry with adequate buffering from neighboring res. areas, adequate road access, and mitigation of environmental impacts. **NP:** Area immediately north of existing quarry operation planned for res. use at .1-.2 du/ac with no industrial. Quarry operation should be discontinued. Buffering neighborhood res. areas, provide adequate road access, and mitigate environmental impacts. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 28, 2010

Page 2

APR# 09-III-5P: NE of Ox Road, N. of Crosspointe subdivision (Weatherly Way) on 21.97 ac. **AP:** Res. 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf with conditions. No free-standing use. **NP:** Res. at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf to include free-standing retail and other conditions. **APPROVAL REC OF STAFF ALTERNATIVE**

APR# 09-IV-1LP: Generally located E. of Hooes Road, S. of Fairfax County Pkwy., W. of the eastern boundary of Fort Belvoir, and N. of the Potomac River. **AP:** Lower Potomac Planning District, Objectives to establish focal points for development, preserve stable res. areas, provide pedestrian links, adequate buffering, parks and open spaces, and protect sensitive environmental and historic resources. **NP:** Lower Potomac Planning District, Objectives. Add new bulleted text “Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy.” **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-IV-2LP: Generally located N. of I-95, W. of Furnace Road on 27.47 ac. **AP:** Industrial use for a recycling center and/or recycling related industries, option for public open space when adjacent landfills are covered. **NP:** Light industrial use, option for public open space when adjacent landfills are covered. **APPROVAL REC OF TF ALTERNATIVE PLAN AS MODIFIED**

APR# 09-IV-3LP: On Richmond Hwy., SW of Greencastle Lane on 6.150 ac. **AP:** Public facilities, governmental, and institutional uses. **NP:** Public facilities, governmental, and institutional uses, option for a police station adjacent to existing Lorton Library, Lorton Community Action Center, and community park. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-IV-4LP: Accotink Village – W. of Backlick Road, N. of Richmond Hwy., E. of Anderson Lane on 0.78 ac. **AP:** Res. 2-3 du/ac. **NP:** Retail with 50 parking spaces. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-IV-5LP: S. of Richmond Hwy., W. of Noman Cole, Jr. Pollution Control Plant on 5.31 ac. **AP:** Res. facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant. **NP:** Reflect Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields. **APPROVAL REC OF STAFF ALTERNATIVE**

APR# 09-IV-6LP & Comprehensive Plan Amendment S10-IV-LP1: Intersection of Lorton Road and Richmond Hwy., on 3.18 ac. **AP:** Retail up to 0.25 FAR, up to 0.15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to 0.15 FAR with conditions. **NP:** Remove option for drive-through uses. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-7LP: N. of Richmond Hwy., W. of Telegraph Road, S. of Old Pohick Way on 5.14 ac. **AP:** Res. 5-8 du/ac with conditions. Option for 8-12 du/ac with conditions. **NP:** Res. 3-4 du/ac for parcels 108-1((1))20, 22A, 24-26, and 28. Option for open space buffer. **APPROVAL REC STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-8LP: E. of Groom Cottage Dr., S. of Lorton Station Shopping Center, N. of Thomas Baxter Pl. on 2.16 ac. **AP:** Mixed use up to 0.25 FAR with conditions. **NP:** Maintain parcels as open space. If parcels are developed, should not negatively impact the community. **APPROVAL REC OF TF REC. TO APPROVE NOMINATION**

APR# 09-IV-9LP: S. of Lorton Road, E. of CSX tracks, N. and W. of Lorton Market St. on 1.47 ac. **AP:** Mixed use up to 0.25 FAR with conditions. **NP:** Discourage auto-oriented uses on parcel 107-4((23))B. **APPROVAL REC OF NOMINATION AS SUBMITTED**

APR# 09-IV-10LP: Generally SE of Lorton Station Blvd., N. of Bakers Dr., on 2.21 ac. **AP:** Mixed non-res. up to 0.30 FAR on 22 acres and res. up to 5 du/ac on 202 acres with conditions. **NP:** Parcel 107-2((1))13 should be compatible with adjacent res. neighborhood. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-IV-3MV: SW corner of Huntington Ave and Richmond Hwy. on 8.50 ac. **AP:** Res. up to 40 du/ac with conditions. Option for up to 50 du/ac. **NP:** Up to 1.67 FAR with full service hotel and existing res. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-4MV: E. of Blaine Dr., N. and S. of Huntington Ave. on 1.20 ac. **AP:** Res. 8-12 du/ac. **NP:** Correct Land Unit T boundary. Res. 16-20 du/ac. **APPROVAL REC OF NOMINATION AS SUBMITTED**

APR# 09-IV-6MV: Mount Vernon Memorial Hwy., S. of George Washington's Grist Mill on 6.10 ac. **AP:** Former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus, then res. 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain. **NP:** Former Dogue Creek Treatment Plant, community-serving public facilities, continue as sewage pumping station. Portions not in use by DPWES should be open space. Passive uses to promote watershed stewardship and historical walking tours. **APPROVAL REC OF STAFF ALTERNATIVE**

APR# 09-IV-8MV: S. of Hinson Farm Road, W. of Parkers Lane on 11.40 ac. **AP:** Res. 5-8 du/ac and 2-3 du/ac. **NP:** Senior housing 5-8 du/ac on 4.4 acre portion of site with conditions, 7 acres open space. Reduce pervious paving. Follow Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership. **DENIAL OF NOMINATION & RETAIN ADOPTED PLAN**

APR# 09-IV-9MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. **AP:** Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus, res. at 2-3 du/acre. Future development should not encroach into 100-year floodplain. **NP:** Recognize Pumping Station use. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2))A. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-10MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. **AP:** Site of Little Hunting Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, res. use 2-3 du/ac. Future development should not encroach into the 100-year floodplain. **NP:** Recognize Pumping Station use, community-serving public facilities, if declared surplus, res. use 2-3 du/ac, future development should not encroach into 100-year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or community or public access subject to Stratford Landing community approval. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-13MV: W. of Schellhorn Road, N. of Sherwood Hall Lane, W. of Friars Ct. and Bayberry Dr., N. of Apple Hill Road, and E. of Holland Road on 73.30 ac. **AP:** Government center/fire station/mental health facility/hospital and ancillary uses including medical office at an intensity up to 0.35 FAR w/conditions and provided impacts to surrounding community mitigated. **NP:** Expand to create a campus-like design, with retail uses that serve employees and visitors, at an intensity up to 0.50 FAR with conditions related to structured parking, stormwater management, urban design, and transit. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-16MV: S. of the Huntington Metro Station, E. of North Kings Hwy. on 58.12 ac. **AP:** Public facilities associated with the Metro Station. Mixed use development south of the station at the following max levels: 250,000 gsf office; 30,000 gsf retail; 400 du res.; 200-room hotel with conference facilities, or 250 additional du. **NP:** Add 200 res. du to max. levels. **APPROVAL REC OF STAFF ALTERNATIVE AS MODIFIED**

APR# 09-IV-18MV: E. corner of Richmond Hwy. and Mohawk Lane on 11.72 ac. **AP:** Public facilities and institutional. **NP:** Add language to more specifically outline future uses and retention of open space. **APPROVAL REC OF STAFF ALTERNATIVE**

APR# 09-IV-19MV: SE side of Richmond Hwy. generally near Forest Pl. intersection on 26.40 ac. **AP:** Res. 5-8 du/ac. Option: Res. 8-12 du/ac (75%), retail and office up to 0.35 FAR (25%) with conditions in Area 6. Option: Mixed use up to 0.50 FAR with conditions in Areas 3 and 6. **NP:** Res. 5-8 du/ac. Option: Res. 16-20 du/ac (75%); retail and office up to 0.35 FAR (25%) with conditions or up to 0.50 FAR with conditions. **APPROVAL REC OF STAFF ALTERNATIVE**

APR# 09-IV-23MV: N. of intersection of Richmond and North/South Kings Hwys. on 1.94 ac. **AP:** Retail at an intensity up to 0.35 FAR. **NP:** Rapid transit bus station.
APPROVAL REC OF STAFF & TF ALTERNATIVE AS MODIFIED

APR# 09-IV-25MV: E. of Richmond Hwy. between Fairview Dr. and Quander Road on 49.40 ac. **AP:** Base recommendation: Office and/or retail up to 0.50 FAR and res. use at 3-4 du/ac, 5-8 du/ac; Option for retail, office, hotel, and res. use up to 1.0 FAR overall with consolidation, non-res. limits and location, building heights, and other conditions. **NP:** Delete base recommendation; Add option for office, retail, restaurant, and res. mixed-use up to 1.5 FAR, if Land Unit E and parcel 83-3 ((1)) 23A substantially consolidate, parcel 83-3 ((1)) 24 remains as open space, and other conditions. Option to increase up to 2.0 FAR with full consolidation and other conditions.
APPROVAL REC OF STAFF & TF ALTERNATIVE AS MODIFIED

APR# 09-IV-26MV: E. of Richmond Hwy. and N. of Fairview Dr. on 5.24 ac. **AP:** Retail up to 0.50 FAR with option for mixed-use up to 1.0 FAR with conditions (pt.); res. use at 3-4 du/ac (pt.). **NP:** Res. and retail use up to a 1.0 FAR, expand Penn Daw CBC.
APPROVAL REC OF STAFF & TF ALTERNATIVE AS MODIFIED

Plan Amendment S09-IV-MV2: E. side of Richmond Hwy., S. of East Lee Ave., N. of Preston, W. of Memorial Heights Dr. on 1.2 ac. **AP:** Parcels 117 and 126, townhouse style office and/or retail at an intensity up to 0.30 FAR with conditions; Option 1: Same uses and conditions at an intensity up to 0.50 FAR with limited retail use; Option 2: Mixed-use development including res. use at an intensity up to 0.80 FAR with conditions; Parcels 130 and 138, res. uses at 3-4 du/ac and options 1 and 2. **NP:** Retail uses at an intensity up to 0.35 FAR, and also low density res. uses on parcels abutting res. properties. Parking along Richmond Highway frontage.
DENIAL REC OF NOMINATION & RETAIN ADOPTED PLAN

APR# 09-IV-1S: S. of the Landsdowne development on Telegraph Road on 7.46 ac. **AP:** Clustered, single-family detached res. at 1-2 du/ac. Land for a public park adjacent to existing parkland should be provided. **NP:** Res. .5-.1 du/ac. Low impact design (LID) stormwater management and minimal disturbance. A treed buffer shall be preserved and maintained.
DENIAL REC OF NOMINATION & RETAIN ADOPTED PLAN

Copies of APR documents, including all 2009-2010 South County APR nominations, Task Force recommendations, and staff reports may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, at the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/apr>.

Posted: 7/28/10
Revised: 7/29/10

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 28, 2010

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

CONSENT AGENDA ITEMS: CONCUR

FS-L09-185 – Clearwire, 4500 Roundhill Road (Deadline: 9/01/10)
FSA-M09-57-1 – Clearwire, 6066 Leesburg Pike (Deadline: 10/04/10)

FEATURES SHOWN: CONCUR

FSA-Y96-69-1 – T-Mobile, 3600 Joseph Siewick Drive (Inova Fair Oaks Hospital) (Deadline: 10/17/10)
FS-P10-39 – Clearwire, 2722 Gallows Road (Deadline: 9/14/10)

NO PUBLIC HEARINGS

MARKUP

2009- 2010 SOUTH COUNTY AREA PLANS REVIEW (APR) ITEMS
(NON-VIRGINIA DEPARTMENT OF TRANSPORTATION ITEMS)

Public Hearings on June 16, 2010 and July 14, 2010

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

MOUNT VERNON DISTRICT

APR# 09-IV-4LP

APR# 09-III-1P

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

APR# 09-IV-5LP

APR# 09-III-4P

**REC. APPROVAL OF STAFF
ALTERNATIVE**

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

**APR# 09-IV-6LP &
Plan Amendment S10-IV-LP1**

APR# 09-III-5P

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

**REC. APPROVAL OF STAFF
ALTERNATIVE**

APR# 09-IV-7LP

APR# 09-IV-1LP

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

APR# 09-IV-8LP

APR# 09-IV-2LP

**REC. APPROVAL OF TASK FORCE REC.
TO APPROVE NOMINATION AS
SUBMITTED**

**REC. APPROVAL OF TASK FORCE
ALTERNATIVE AS MODIFIED**

APR# 09-IV-3LP

APR# 09-IV-9LP

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

**REC. APPROVAL OF NOMINATION AS
SUBMITTED**

APR# 09-IV-10LP

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

APR# 09-IV-3MV

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

APR# 09-IV-4MV

**REC. APPROVAL OF NOMINATION AS
SUBMITTED**

APR# 09-IV-6MV

**REC. APPROVAL OF STAFF
ALTERNATIVE**

APR# 09-IV-8MV

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

APR# 09-IV-9MV & 10MV

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

APR# 09-IV-13MV

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

APR# 09-IV-16MV

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

APR# 09-IV-18MV

**REC. APPROVAL OF STAFF
ALTERNATIVE**

APR# 09-IV-19MV

**REC. APPROVAL OF STAFF
ALTERNATIVE**

APR# 09-IV-23MV, 25MV, & 26MV

**REC. APPROVAL OF STAFF AND TASK
FORCE ALTERNATIVES AS MODIFIED**

Plan Amendment S09-IV-MV2

**REC. APPROVAL OF STAFF
ALTERNATIVE AS MODIFIED**

APR# 09-IV-1S

**DENY NOMINATION AND RETAIN
ADOPTED PLAN**

LEE DISTRICT

APR# 09-IV-2FS

**REC. APPROVAL OF STAFF
ALTERNATIVE**

APR# 09-IV-21MV

**REC. APPROVAL OF TASK FORCE
ALTERNATIVE AS MODIFIED**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 29, 2010

Posted: 6/2/10
Revised: 7/30/10

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA 78-C-118-19 (Sully)	LB Franklin Farm LLC (NE quadrant of Franklin Farm Rd and Stone Heather Dr.) (For modifications to previously-approved uses)	S. Zottl	APPROVED
SE 2010-HM-008 (Hunter Mill)	Trustees of the Mount Pleasant Baptist Church) (2516, 2520, 2525 Squirrel Hill Road) (For property consolidation and demolition of Keyes House)	W. O'Donnell	APPROVAL REC
2232-V10-8 (Mount Vernon)	Milestone Communications/ Verizon Wireless/T-Mobile (8428 Fort Hunt Rd at Sandburg Intermediate School) (For 115' replacement lightpole-monopole with 18 antennas)	D. Marshall	P/H to 9/22/10

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B10-3 (Braddock)	T-Mobile & AT & T & Milestone Communications (4414 Holborn Ave. @ Sprague Technology Center)	D. Jillson	P/H to indef.
CSP 2008-MD-003 (Lee/Mount Vernon)	Hilltop Sand & Gravel Company, Inc. (7940, 7944, 7950 and 800 Telegraph Road., Alexandria) (Comprehensive Sign Plan for Hilltop Village Center)	K. G-Sobers	P/H to 7/22/10
2232-S08-20/ SE 2010-SP-003 (Springfield)	T-Mobile Northeast LLC Trustees of Accotink Unitarian Universalist Church & New Cingular Wireless PCS LLC d.b.a. AT&T Mobility (10215 Lakehaven Court) (For 90' feet stealth monopole)	A. Capps C. DeManche	P/H to 10/13/10

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, July 29, 2010

*Posted: 6/2/10
Revised: 7/30/10*

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
2232-L10-4 <i>(Lee)</i>	T-Mobile Northeast LLC (5419 Oakwood Rd., Alexandria) <i>(For 160 foot monopole)</i>	D. Jillson	TBD
RZ/FDP 2006-PR-027/ SEA 00-P-050 <i>(Providence)</i>	TCR Mid-Atlantic Properties & Fairfax Ridge Condo. Unit Owners Assoc. (Fairfax Ridge Rd. & Aristotle Ct., just off Waples Mill Rd) <i>(From PDH-20 to PDH-30 For multi-family residential bldg.)</i>	T. Strunk	P/H to 10/13/10 <i>(from .indef.)</i>
2232-V10-16 <i>(Mount Vernon)</i>	Fire & Rescue Department <i>(For training facility at Covanta Resource Recovery Facility)</i>	S. Smith	P/H to indef.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JULY 29, 2010

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2010-HM-008 – TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH – Appl. under Sect. 3-104 of the Zoning Ordinance to permit site modifications to an existing church with private school of general education and child care center with a maximum enrollment of 99 children. Located at 2516, 2520, 2524, and 2525 Squirrel Hill Road on approx. 6.62 ac. of land zoned R-1. Tax Map 15-4 ((1)) 27, 28, 29, and 32. **HUNTER MILL DISTRICT.**
APPROVAL RECOMMENDED

2232-V10-8 – SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS, T-MOBILE NORTHEAST LLC, & MILESTONE COMMUNICATIONS – Appl. to construct a telecommunications facility at Sandburg Intermediate School, 8428 Fort Hunt Road, Alexandria, VA, 22308. The proposed facility will include a 125-foot tall monopole and equipment within a fenced compound. Tax Map 102-4 ((1)) 44. Area IV. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz>.
MOUNT VERNON DISTRICT. P/H TO 9/22/10

FDPA 78-C-118-19 – LB FRANKLIN FARM LLC – Appl. to amend the final development plans for FDP 78-C-118 previously approved for mixed use development to permit additional uses to the previously approved list of permitted uses. Located in the N.E. quadrant of the intersection of Franklin Farm Road and Stone Heather Dr. on approx. 20.06 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4, and 5. **SULLY DISTRICT. APPROVED**

Posted: 7/29/10
Revised: 7/29/10

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JULY 29, 2010

FEATURES SHOWN: CONCUR

FS-B09-60 – Clearwire, 10697 Braddock Road (Deadline: 10/09/10)

FS-B10-33 – Clearwire, 9537 Helenwood Drive (Deadline: 10/16/10)

SE 2010-HM-008 – TRUSTEES OF THE MOUNT PLEASANT BAPTIST CHURCH – **APPROVAL**
(Staff: William O’Donnell) **RECOMMENDED**

NO SPEAKERS

FDPA 78-C-118-19 – LB FRANKLIN FARM, LLC – **APPROVED**
(Sully District) (Staff: Suzianne Zottl)

NO SPEAKERS

2232-V10-8 – MILESTONE COMMUNICATIONS/VERIZON WIRELESS – **P/H to 9/22/10**
(Staff: David Marshall)