

# July 2008

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2	3	4  Independence Day Holiday	5
6	7	8	9 NO PC MEETING	10 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	11	12
13	14	15	16 NO PC MEETING	17 NO PC MEETING	18	19
20	21	22	23 NO PC MEETING	24 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>	25	26
27	28	29	30 NO PC MEETING	31 <a href="#">View Agenda</a> <a href="#">View Speaker's List*</a>		

**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.**

Posted: 5/29/08  
Revised: 7/11/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 10, 2008**

**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**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S08-III-P1 (Mount Vernon)	Out-of-Turn Plan Amendment (TM 106-2 ((1)) 8 – Ox Road) (For consideration of Sunrise assisted living facility)	M. Van Dam	<b>APPROVAL REC</b>
SE 2008-SU-001 (Sully)	JAI Hotels, LLC 14530 Lee Road (for a hotel)	S. Battista	<b>APPROVAL REC</b> (from 5/29/08)
SE 2007-DR-018 (Dranesville)	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	<b>APPROVAL REC</b> (from 6/11/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2008-MA-002 (Mason)	Aaron & Mary E. Samson 6020 Leesburg Pike (Car Wash)	T. Strunk	<b>P/H to 9/25/08</b>
PCA 2004-SU-028 SEA 2004-SU-027 (Sully)	United Auto Group, Inc. (SW Quad at Stonecroft Blvd & Stonecroft Center Court) (vehicle sale, rental, waiver of sign mods)	W. O'Donnell	<b>P/H to 7/31/08</b>
2232-V08-3 (Mount Vernon)	T-Mobile (8592 Richmond Highway) (For 100 ft. flagpole/monopole)	D. Jillson	<b>Indefinitely Def</b>
SE 2007-SP-020 (Springfield)	Myung C. Cho Pastor, Capital Presbyterian Korean Church (5428 Ox Road) (for 192 seat sanctuary & meeting rooms)	T. Strunk	<b>P/H to 9/25/08</b> (from 6/26/08)
Chesapeake Bay Map Amendment (TM 47-2) (Providence)	(For 800 ft. stream segment)	J. Friedman	<b>P/H to 7/24/08</b>

FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JULY 9, 2008

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 9, 2008**

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FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JULY 10, 2008

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

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2007-DR-018 – WILLIAM P. SLOAN** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 1942 Virginia Ave. on approx. 1.0 ac. of land zoned R-2. Tax Map 41-1 ((9)) 1A. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**S08-III-P1 – COMPREHENSIVE PLAN AMENDMENT (OX ROAD ASSISTED LIVING FACILITY)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The proposed Plan Amendment concerns approx. 5.3 ac. generally located on Ox Road, north of the Shoppes at Lorton Valley, south of the Crosspointe subdivision (Tax Map 106-2 ((1)) 8) in the Pohick Planning District. The area is planned for residential use at 0.5-1.0 du/ac. The proposed Amendment will consider recommending an assisted living facility on the subject parcel. Recommendations relating to the transportation network may also be modified. Copies of the Amendment and staff report will be available from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-SU-001 – JAI HOTELS, LLC** – Appl. under Sect. 5-304 of the Zoning Ordinance to permit a hotel. Located at 14530 Lee Road on approx. 5.20 ac. of land zoned I-3 and WS. Tax Map 34-3 ((1)) 22. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 7/10/08  
Revised: 7/11/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 10, 2008**

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

**CONSENT AGENDA ITEM: CONCUR**

FS-P07-65 - T-Mobile, 2071 Chain Bridge Road (Deadline: 7/31/08)

**FEATURES SHOWN: CONCUR**

FSA-M97-15-2 - Sprint-Nextel, 6200 Wilson Boulevard (Deadline: 7/12/08)

FSA-M00-32-3 - Sprint-Nextel, 3100 S. Manchester Street (Deadline: 8/21/08)

FS-M08-22 - Verizon Wireless, 6200 Wilson Boulevard (Deadline: 9/04/08)

FS-B08-29 - Verizon Wireless, 5687 Rolling Road (Deadline: 8/17/08)

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**S08-III-P1 - COMPREHENSIVE PLAN AMENDMENT (Ox Road Assisted Living Facility) (Mount Vernon District) (Staff: Meghan Van Dam) **APPROVAL REC****

1. Gregory Riegler, Esquire  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

**SE 2007-DR-018 - WILLIAM P. SLOAN (Staff: Cathy Lewis) **APPROVAL REC****

1. Adrienne Whyte, President  
McLean Land Conservancy, Inc.  
6704 West Falls Way  
Falls Church, VA 22046
2. Robert Adriance  
2110 Virginia Avenue  
McLean, VA 22101
3. Mark Zetts, Co-Chair  
Planning & Zoning Committee  
McLean Citizens Association  
6640 Kirby Court  
Falls Church, VA 22043
4. Steve DelBianco, Vice President  
Franklin Area Citizens Association  
1920 Virginia Avenue  
McLean, VA 22101
5. Marina Djernaes  
1907 Virginia Avenue  
McLean, VA 22101

**SE 2008-SU-001 - JAI HOTELS, LLC (Staff: Suzianne Battista) **APPROVAL REC****

1. Vinay Patel  
JAI Hotels, LLC  
45620 Falke Plaza  
Sterling, VA 20166

Posted: 5/29/08  
Revised: 6/23/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, July 16, 2008**

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

**\*\*MEETING CANCELLED – SEE NEW HEARING DATES\*\***

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**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None at this time.

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	<b>P/H to 10/16/08</b> (from 5/15/08)
SE 2007-SP-022 2232-S07-3 (Springfield)	Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hoes Rd) (for church with nursery school, child care center, telecom fac)	S. Johnson D. Jillson	<b>P/H to 10/16/08</b> (from 5/15/08) (from def indef)
RZ/FDP 2005-MV-036 RZ 2007-MV-016 SE 2007-MV-026 (Mount Vernon)	Jefferson Development Services, L.P. (6229, 6239 Richmond Highway; ne quadrant on the intersection of Fairview Drive and Richmond Hwy. and n, e. & s. sides of Shields Avenue) ("Kings Crossing" - from C-8, R-4 to PRM & C-8 for mixed use dev.; multi-family residential, retail & office; for fast food restaurant w/drive-thru, gas station/mini mart)	P. Braham	<b>WITHDRAWN</b> (from 4/9/08)
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	<b>P/H to 7/31/08</b> (from 6/11/08)
PCA 92-P-001-5 (Providence)	The Mitre Corporation (south of Dolley Madison Blvd West of Anderson Rd )(To add 4 <sup>th</sup> office bldg/remove app. Westgate Proffers)	P. Braham	<b>P/H to 7/31/08</b> (from 6/25/08)

Posted: 5/29/08  
Revised: 7/25/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 24, 2008**

**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**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-M08-4 (Mason)	Fairfax County Park Authority (3401 Woodburn Road) (modifications to Pine Ridge Park)	A. Capps	<b>APPROVED</b>
Chesapeake Bay Map Amendment (TM 47-2; 110-1) (Providence and Mount Vernon)		J. Friedman	<b>D/O to 9/11/08</b> (from 7/10/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2007-MV-024 (Mount Vernon)	Red Young (8130 Stacey Road) (For sf home in a floodplain)	S. Williams	<b>Indef Deferred</b> (from 6/11/08)
SE 2008-DR-004 (Dranesville)	American Foundation for Better Living, Inc. (9224-9232 Leesburg Pike) (cultural centers, museums & similar facilities)	S. Battista	<b>P/H to 10/2/08</b> (from 6/12/08)
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. Goddard- Sobers	<b>P/H to 10/30/08</b>
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	<b>P/H to 9/11/08</b> (from 5/28/08)
SEA 91-M-018 (Mason)	Dong S. and Vo L. Nguyen 6800 Little River Turnpike	T. Strunk	<b>WITHDRAWN</b> (P/H on 6/12/08)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JULY 23, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 23, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JULY 24, 2008**

- 7:00 p.m.** The Transportation Committee will meet in the Board Conference Room of the Fairfax County Government Center to discuss proposed modifications for certain 2232 and Special Exception applications related to the Dulles Rail Stations.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items.

**ITEM SCHEDULED FOR DECISION ONLY**

**SEA 91-M-018 – DONG S. AND VO L. NGUYEN** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 91-M-018, previously approved for office use to permit demolition of the existing structures, the construction of a new building, and associated modifications to site design. Located at 6800 Little River Tpk. on approx. 41,794 sq. ft. of land zoned R-2 and HC. Tax Map 71-2 ((5)) 9. **MASON DISTRICT. WITHDRAWN BY APPLICANT**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2008-HM-010 – GEORGE & CAROLYN SAGATOV** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 10120 Wendover Dr. on approx. 4.54 ac. of land zoned R-E. Tax Map 27-4 ((1)) 14C1. **HUNTER MILL DISTRICT. P/H to 10/30/08**

**2232-M08-4 – FAIRFAX COUNTY PARK AUTHORITY** – Appl. to amend the master plan to develop improvements at Pine Ridge Park, located at 3401 Woodburn Road, Annandale. Tax Map 59-1 ((1)) 20. Copies of the application and a more specific description of the park improvements may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **MASON DISTRICT.**

**CHESAPEAKE BAY MAP AMENDMENTS** – To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The proposed amendments revise the Resource Protection Area (RPA) boundaries and depiction of perennial streams on the adopted map of the Chesapeake Bay Preservation Areas on map sheets 47-2 and 110-1. The proposed change to map sheet 47-2 will add a new perennial stream segment and pond with associated RPAs that begin near Hunter Mill Road and run in a southwesterly direction between Marbury Road and Mystic Meadow Way to a point of confluence with an existing perennial stream. The proposed change to map sheet 110-1 corrects the location of a

stream segment near the intersection of Adrienne Drive and Old Mill Road that is piped for approximately 450 feet where it crosses Adrienne Drive and the location of the pipe's outfall. The proposed amendment removes the RPA from over the top of the piped segment of the stream. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. Copies of the aforementioned amendments to the map of Chesapeake Bay Preservation Areas 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 map will also be available for inspection at the County's Regional and Community Public Libraries. **MOUNT VERNON AND PROVIDENCE DISTRICTS.**

**SEA 94-P-040 – RP MRP, TYSONS, LLC** – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, helistop, and waiver of certain sign regulations to permit additional uses and associated modifications to site design and development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT. P/H to 9/11/08**

Posted: 7/24/08  
Revised: 7/25/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 24, 2008**

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

**DEFERRALS:**

SEA 94-P-040 – RP MRP TYSONS, LLC – **P/H to 9/11/08**

SE 2008-HM-010 – GEORGE AND CAROLYN SAGATOV – **P/H to 10/30/08**

**WITHDRAWAL:**

SEA 91-M-018 – DONG S. AND VO L. NGUYEN (P/H on 6/12/08) (Tracy Strunk)

**FEATURE SHOWN: CONCUR**

FSA-H97-7-1 – Sprint-Nextel, 11800 Sunrise Valley Road (Deadline: 8/11/08)

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2232-M08-4 – FAIRFAX COUNTY PARK AUTHORITY – **APPROVED**

NO SPEAKERS

**CHESAPEAKE BAY MAP AMENDMENTS (TM 110-1 & TM 47-2) – D/O to 9/11/08**

(Staff: John Friedman) (Mount Vernon/Providence Districts)

- |  |  |
|--|--|
| 1. Doug McGrew<br>4220 Old Mill Road<br>Alexandria, VA 22309 | 5. Eric Kenney<br>2826/2828 Hunter Mill Road<br>Oakton, VA 22124 |
| 2. Bruce Scott<br>2816 Hunter Mill Road<br>Oakton, VA 22124  | 6. Daryl L. Tinder<br>2830 Hunter Mill Road<br>Oakton, VA 22124  |
| 3. Ralph Tener<br>10427 Marbury Road<br>Oakton, VA 22124     | 7. Jule Walowac<br>2832 Hunter Mill Road<br>Oakton, VA 22124     |
| 4. James Ibach<br>10425 Marbury Road<br>Oakton, VA 22124     |  |

Posted: 5/29/08  
Revised: 8/1/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 31, 2008**

**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**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	<b>D/O to 9/18/08</b> (P/H on 6/26/08)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
SE 2008-MA-008 (Mason)	Radley Automobiles, Inc. (5900 Seminary Rd) (vehicle major service Establishment & mods/waivers in the Commercial revitalization district)	S. Johnson	<b>APPROVAL REC.</b>
SEA 80-L-127-3 2232-L07-2 (Lee)	Nextel Communications of the Mid-Atlantic, Inc.; Franconia Volunteer Fire Dept. Inc. (6304 Beulah Street)(For 120 ft. monopole, w/12 antennas, & equipment shelter)	S. Williams	<b>APPROVAL REC.</b> (from 6/25/08)
S08-CW-6CP (Countywide)	Universal Housing Policy Plan Amendment	H. Merkel	<b>APPROVAL REC.</b>
PCA 92-P-001-5 RZ 2008-PR-011 (Providence)	The Mitre Corporation (south of Dolley Madison Blvd West of Anderson Rd )(To add 4 <sup>th</sup> office bldg/remove app. Westgate Proffers)	P. Braham	<b>D/O to 9/18/08</b> <b>D/O to 9/18/08</b> (from 7/16/08)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
SE 2008-PR-009 w/ 2232-P07-17 (Providence)	Community Wireless Structures (3457 Gallows Rd)(telecom facility)	S. Battista	<b>P/H to 10/02/08</b>
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	<b>P/H to 9/24/08</b> (from 6/25/08)
PCA 2004-SU-028 SEA 2004-SU-027 (Sully)	Penske Automotive Group, Inc. (SW Quad at Stonecroft Blvd & Stonecroft Center Court) (vehicle sale, rental, waiver of sign mods)	W. O'Donnell	<b>P/H to 10/2/08</b> (from 7/10/08)
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	<b>P/H to 10/2/08</b> (from 7/16/08)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JULY 30, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 30, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JULY 31, 2008**

**7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the proposed Tree Ordinance.

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

**ITEM SCHEDULED FOR DECISION ONLY**

**SEA 83-D-030-08 – THE MADEIRA SCHOOL, INC.** – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 83-D-030 previously approved for a private school of general education to permit increases in student enrollment from 338 up to 360 and staff from 105 up to 109, site modifications, and associated revisions to development conditions. Located at 8134 and 8328 Georgetown Pike on approx. 371.16 ac. of land zoned R-E. Tax Map 20-1 ((1)) 14 and 20-2 ((1)) 1. **DRANESVILLE DISTRICT. D/O to 9/18/08**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S07-CW-6CP – COMPREHENSIVE PLAN AMENDMENT (UNIVERSAL DESIGN)** – To amend the Policy Plan of the Fairfax County Comprehensive Plan to create more livable communities in the County by encouraging the use of Universal Design to diversify the housing options available for residents of all ages and abilities. The amendment proposes to add a definition of Universal Design, to add a new policy regarding Universal Design to the Land Use section, and to add new policy guidance about Universal Design and affordable housing to the Housing section of the Policy Plan. **COUNTYWIDE. APPROVAL RECOMMENDED**

**RZ 2004-LE-042 – JAMES PURYEAR** – Appl. to rezone from R-1, C-5, and HC to C-5 and HC to permit commercial use with an overall Floor Area Ratio (FAR) of 0.24. Located on the E. side of Grovedale Dr., approx. 260 ft. S. of Franconia Rd. on approx. 1.18 ac. of land. Comp. Plan Rec: Office with option for retail up to 0.25 FAR. Tax Map 81-3 ((5)) 13. **LEE DISTRICT. P/H to 10/2/08**

**2232-L07-02 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. / FRANCONIA VOLUNTEER FIRE DEPT., INC.** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 6304 Beulah St. on approx. 2.76 ac. of land zoned R-3 and HC. Tax Map 81-3 ((5)) 20 and 20A. (Concurrent with SEA 80-L-127-03.) **LEE DISTRICT. APPROVAL RECOMMENDED**

**SEA 80-L-127-03 – NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. / FRANCONIA VOLUNTEER FIRE DEPT., INC.** – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 80-L-127 previously approved for a public benefit association to permit a telecommunications facility and associated modifications to site design. Located at 6304 Beulah St. on approx. 2.76 ac. of land zoned R-3 and HC. Tax Map 81-3 ((5)) 20 and 20A. (Concurrent with 2232-L07-02.) **LEE DISTRICT. APPROVAL RECOMMENDED**

**SE 2008-MA-008 – RADLEY AUTOMOBILES, INC.** – Appl. under Sects. 4-804 and 9-622 of the Zoning Ordinance to permit a vehicle major service establishment and modifications and waivers in a Commercial Revitalization District. Located at 5900 Seminary Rd. on approx. 41,968 sq. ft. of land zoned C-8, CRD, HC, and SC. Tax Map 61-2 ((20)) 3A, 4, and 15. **MASON DISTRICT. APPROVAL RECOMMENDED**

**PCA 92-P-001-05 – THE MITRE CORPORATION** – Appl. to delete 19.61 acres of land from RZ 92-P-001 previously approved for commercial development and the proffers associated with that approval. Located at the S. terminus of Colshire Dr., S. of Dolley Madison Blvd. and W. of Anderson Rd. on approx. 19.61 ac. of land zoned C-3 and HC. Comp. Plan Rec: Office. Tax Map 30-3 ((28)) 3A1 and 4A3. (Concurrent with RZ 2008-PR-011.) **PROVIDENCE DISTRICT. D/O to 9/18/08**

**RZ 2008-PR-011 – THE MITRE CORPORATION** – Appl. to rezone from C-3 and HC to C-3 and HC with new proffers and to permit an additional office building which would result in an FAR of 1.0 within the application property. Located at the S. terminus of Colshire Dr., S. of Dolley Madison Blvd. and W. of Anderson Rd. on approx. 19.61 ac. of land. Comp. Plan Rec: Office. Tax Map 30-3 ((28)) 3A1 and 4A3. (Concurrent with PCA 92-P-001-05.) **PROVIDENCE DISTRICT. D/O to 9/18/08**

**SEA 2004-SU-027 – PENSKE AUTOMOTIVE GROUP, INC.** – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 2004-SU-027 previously approved for commercial development to permit an additional vehicle sales, rental, and ancillary service establishment and associated modifications to site design with no increase in total FAR. Located in the S.W. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.26 ac. of land zoned C-8, AN, and WS. Comp. Plan Rec: Industrial. Tax Map 33-4 ((1)) 3B. (Concurrent with PCA 2004-SU-028.) **SULLY DISTRICT. P/H to 10/2/08**

**PCA 2004-SU-028 – PENSKE AUTOMOTIVE GROUP, INC.** – Appl. to amend the proffers for RZ 2004-SU-028 previously approved for commercial development to permit vehicle sale, rental, and ancillary service establishment and associated modifications and site design with an overall Floor Area Ratio (FAR) of 0.20. Located in the S.W. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.26 ac. of land zoned C-8, AN, and WS. Comp. Plan Rec: Industrial. Tax Map 33-4 ((1)) 3B. (Concurrent with SEA 2004-SU-027.) **SULLY DISTRICT. P/H to 10/2/08**

Posted: 7/31/08  
Revised: 8/1/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 31, 2008**

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

**DEFERRALS:**

SEA 2004-SU-027 - PENSKE AUTOMOTIVE GROUP, INC. - **P/H to 10/02/08**  
PCA 2004-SU-028 - PENSKE AUTOMOTIVE GROUP, INC. - **P/H to 10/02/08**

SEA 83-D-030-08 - THE MADEIRA SCHOOL, INC. (P/H on 6/2608) - **D/O to 9/18/08**

RZ 2004-LE-042 - JAMES PURYEAR - **P/H to 10/02/08**

**CONSENT AGENDA ITEM: CONCUR**

FS-S08-25 - FiberTower, 4643 West Ox Road (Deadline: 9/05/08)

**FEATURES SHOWN: CONCUR**

FS-Y08-32 - AT&T Mobility, 13630 Bellerose Drive (Deadline: 11/01/08)  
FS-Y08-35 - T-Mobile, NW Cloverleaf of I-66 & Sully Road (Deadline: 9/08/08)  
FS-B08-6 - Fairfax County Park Authority, 4420 Belden Street (Deadline: 9/22/08)  
FS-L08-21 - T-Mobile, 5911 Kingstowne Village Parkway (Deadline: 8/25/08)

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S07-CW-6CP - POLICY PLAN AMENDMENT (UNIVERSAL DESIGN) (Lusk) (Staff: Heidi Merkel)

**APPROVAL REC**

1. Bernadette Manara, Principal  
Landmark Atlantic, LLC  
2700 South Nelson Street  
Arlington, VA 22206
2. Jeannie Cummins, member of Board of Directors  
Coalition for Housing Opportunities In the Community for Everyone, Inc. (CHOICE)  
2666 Military Road  
Arlington, VA 22207
3. Fran Wallingford  
3311 Mantua Drive  
Fairfax, VA 22031

SEA 80-L-127-03 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC./FRANCONIA VOLUNTEER FIRE DEPARTMENT INC. **APPROVAL REC**

2232-L07-2 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC./FRANCONIA VOLUNTEER FIRE DEPARTMENT INC. (Staff: St. Clair Williams) **APPROVED**

NO SPEAKERS

SE 2008-MA-008 - RADLEY AUTOMOBILES, INCORPORATED (Sargeant) (Staff: Shelby Johnson)  
**APPROVAL REC**

NO SPEAKERS

RZ 2008-PR-011 - THE MITRE CORPORATION **D/O to 9/18/08**  
PCA 92-P-001-05 - THE MITRE CORPORATION (Staff: Peter Braham) **D/O to 9/18/08**

NO SPEAKERS