

# June 2010

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

Posted: 5/5/10  
Revised: 6/3/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, June 2, 2010**

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-V10-11 (Mount Vernon)	DPWES (To construct “reclaimed water distribution system” & change Norman Cole Treatment Plant name to Covanta Resource Recovery Facility)	D. Marshall	<b>APPROVED</b>
S10-CW-1CP (Hart)	Policy Plan Amendments on EQC Disturbances	N. Kaplan	<b>ADOPTION REC</b>
SE 2009-MA-023 (Mason)	CVS 2003 VA, LLC 8630/8700 Little River Turnpike (for drive thru pharmacy)	B. Cho	<b>APPROVAL REC</b> (from 5/5/10) (from 3/25/10)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ST08-I-MS1 (Providence)	Inova Fairfax Hospital	L. O'Donnell	<b>P/H to 6/23/10</b>
RZ 2009-MV-018 (Mount Vernon)	Scannell Properties #117, LLC and Scannell Properties #82, LLC SW quadrant of intersection of Cinderbed Rd & Fairfax County Parkway & N. side Telegraph Rd (for industrial use)	S. Williams	<b>P/H to 6/17/10</b> (from 5/13/10) (from 1/13/10)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 2, 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.

**ITEM SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**S10-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (ENVIRONMENTAL QUALITY CORRIDOR DISTURBANCES POLICY PLAN AMENDMENTS) –**

To consider proposed revisions to the Plan in accordance with the *Code of Virginia*. Title 15.2, Chapter 22, Amendment #S10-CW-1CP proposes amendments to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia, to revise guidance related to disturbances to Environmental Quality Corridors (EQCs). Proposed revisions include: 1) deletion of text linking the EQC policy to ecological resource conservation; 2) revisions to text relating to the purposes of EQCs; 3) revisions to text relating to modifications of EQC boundaries to relate these modifications to the EQC purposes; 4) changes of references to “intrusions” to “disturbances;” 5) revisions establishing that some disturbances to EQCs that serve a public purpose may be appropriate; 6) addition of text establishing policy regarding disturbances to EQCs for access roads; 7) addition of text supporting restoration of disturbed EQC areas to the greatest extent possible for certain disturbances; 8) revisions addressing the provision of stormwater management facilities in EQCs and repetition of this guidance within a policy addressing EQCs; 9) addition of text encouraging a range of restoration, stabilization, replanting and other enhancement efforts in EQCs; and 10) addition of text establishing that other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures that will result in a clear and substantial net environmental benefit are provided, and that there should be net benefits relating to most, if not all, of the EQC purposes that are applicable to the proposed disturbances. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **COUNTYWIDE. ADOPTION RECOMMENDED**

**SE 2009-MA-023 – CVS 2003 VA, L.L.C.** – Appl. under Sect. 4-504 of the Zoning Ordinance to permit a drive-through pharmacy. Located at 8630 and 8700 Little River TnPk. on approx. 1.85 ac. of land zoned C-5. Tax Map 59-3 ((7)) 11 and 11B. **MASON DISTRICT. APPROVAL RECOMMENDED**

**2232-V10-11 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES** – Appl. to construct a new reclaimed water pipeline system from the Noman Cole Pollution Control Plant to the Covanta Waste to Energy Facility from generally along or near Pohick River Dr., Lorton Road, and Furnace Road in the Lorton area. The proposal includes development of approximately 1,625 feet of 36-inch reused water pipeline on a portion of Tax Map 108-3 ((1)) 23; and approximately 14,600 feet of 20-inch reused water pipeline on portions of Tax Maps 107-3 ((1)) 19, 20; 107-4 ((1)) 8B, 10, 24; 107-4 ((4)) 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28; 113-1 ((1)) 14; and portions of road rights-of-way on Tax Maps 107-4 and 107-3. Area IV. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway (Herrity Building), Fairfax, VA 22035. **MOUNT VERNON DISTRICT. APPROVED**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 3, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, JUNE 3, 2010.**

Posted: 6/02/10  
Revised 6/03/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 2, 2010**

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

**WITHDRAWALS:**

APR-09-III-2P and APR-09-III-3P (Mount Vernon District) **ACCEPTED**

**CONSENT AGENDA ITEMS: CONCUR**

FS-P09-189 – Clearwire, 7900 Westpark Drive (Deadline: 6/09/10)  
FS-V10-13, New Cingular Wireless PCS, LLC, 2006 Belle View Boulevard (Deadline: 8/11/10)  
2232A-D04-7-1, Verizon Wireless, Route 193 at Colonial Farm Road (Deadline: 8/18/10)

**FEATURES SHOWN: CONCUR**

FS-M09-204 – Clearwire, 3435 Sleepy Hollow Road (United Methodist Church) (Deadline: 6/16/10)  
2232A-B05-23-1 – T-Mobile Northeast LLC, 4700 Medford Drive (Annandale HS) (Deadline: 6/19/10)  
FS-B09-163 – Clearwire, 4700 Medford Drive (Annandale High School) (Deadline: 9/01/10)  
FSA-B07-59-1 – Verizon Wireless, 4700 Medford Drive (Annandale High School) (Deadline: 7/07/10)

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S10-CW-1CP – POLICY PLAN AMENDMENT ON DISTURBANCES TO ENVIRONMENTAL QUALITY CORRIDORS (EQCS) (Commissioner Hart) (Staff: Noel Kaplan) **REC. ADOPTION**

NO SPEAKERS

2232-V10-11 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (Staff: Leanna O'Donnell) **APPROVED**

NO SPEAKERS

SE 2009-MA-023 – CVS 2003 VA, LLC (Staff: Brenda Cho) **RECOMMEND APPROVAL**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, June 16, 2010**

Posted: 5/7/10  
Revised: 6/17/10

**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**

<b>Application</b>	<b>Staff</b>	<b>PC Action</b>
<b>SOUTH COUNTY AREA PLAN REVIEW &amp; NON -VDOT ITEMS – Markup on 6/30/10</b> (MASON, LEE AND LEE/MOUNT VERNON COMBINED ITEMS)		
09-I-1A	B. Suchicital	
09-I-1B	B. Suchicital	
09-I-3B	B. Suchicital	
09-I-1J	B. Suchicital	
<i>(Mason)</i>		
09-IV-3FS	M. Van Dam	
09-IV-4FS	M. Van Dam	
09-IV-20MV & 09-IV-21MV	K. Rybold	
09-IV-1RH	K. Rybold	<b>WITHDRAWN</b>
<i>(Lee)</i>		
09-IV-1FS	K. Rybold	
09-IV-2FS	M. Van Dam	<b>P/H to 7/14/10</b>
09-IV-7MV	A. Klibaner	
09-IV-11MV	K. Rybold	
09-IV-12MV & 09-IV-14MV	K. Rybold	
09-IV-17MV	M. Van Dam	
<i>(Lee/Mount Vernon)</i>		

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 16, 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 Lee, Mason, and combined Lee/Mount Vernon Magisterial Districts. *NOTE: Items located solely in the Mount Vernon Magisterial District will be heard by the Planning Commission on Wednesday, July 14, 2010.*

*The markup date for these items is Wednesday, June 30, 2010.*

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**

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

**MASON DISTRICT:**

**APR# 09-I-1A:** SE corner of Little River Tnpk. and Willow Run Dr. on 8.794 ac. **AP:** Infill development of compatible use, type, and intensity. **NP:** Mixed use res. 3-4 du/ac, office, retail up to .31 FAR.

**APR# 09-I-1B:** Generally S. of Leesburg Pike and Glen Forest Dr. intersection on 0.98 ac. **AP:** Office up to .35 FAR with conditions. **NP:** Neighborhood serving retail up to .35 FAR. Option for office up to .50 FAR.

**APR# 09-I-3B:** Generally at the eastern terminus of Arnet St. and W. of Danny's Lane on 5.00 ac. **AP:** Infill development should be of compatible use, type, and intensity. **NP:** Option for mixed use institutional up to .21 FAR and res. up to 5-8 du/ac.

**APR# 09-I-1J:** Generally E. of Cedarwood Lane, S. of Arlington Blvd., and parcels front E. and W. of Aspen Lane on 10.06 ac. **AP:** Retain single family res. use and discourage commercial. **NP:** Res. 8-12 du/ac.

**LEE DISTRICT:**

**APR# 09-IV-2FS:** W. of Loisdale Road and N. of Loisdale Ct., on 3.15 ac. **AP:** Office and hotel use up to 0.50 FAR. **NP:** Office, res., hotel, and retail use up to 2.0 FAR. **P/H to 7/14/10**

**APR# 09-IV-3FS:** N. of Franconia-Springfield Parkway and E. of Frontier Dr. on 20.06 ac. **AP:** Office and retail use up to 0.30 FAR with option for res. use at a density up to 20 du/ac. **NP:** Res., office, and retail use up to 1.8 FAR.

**APR# 09-IV-4FS:** SE of Springfield Center Dr. and NW of CSX railroad tracks on 4.14 ac. **AP:** Industrial use up to 0.35 FAR with option for biotech/research and development use up to 0.50 FAR. **NP:** Office and retail use up to 1.0 FAR.

**APR# 09-IV-20MV:** S. of Buckman Road, N. of Rolling Hills Road, NW of Richmond Hwy. on 10.09 ac. **AP:** 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. 12-16 du/ac.

**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.

**APR# 09-IV-1RH:** Generally located at E. end of Oakwood Road, S. of I-95/495 on 10.58 ac. **AP:** Office up to .30 FAR with option up to .50 FAR with consolidation. **NP:** Option for mini-warehouse up to .25 FAR. **WITHDRAWN**

**LEE/MOUNT VERNON COMBINED ITEMS:**

**APR# 09-IV-1FS:** W. of Backlick Road, E. of Rolling Road, N. of Fairfax County Pkwy. on 803.00 ac. **AP:** Public facilities, government and institutional, and public parks. Option: mixed use at overall intensity of .17 FAR. **NP:** Public facilities, government and institutional, and public parks; remove mixed use option.

**APR# 09-IV-7MV:** Generally located S. of Fairfax County-Alexandria City line, W. of Potomac River and NE of Fort Belvoir. **AP:** General policy text in Mount Vernon Planning District, Planning Objectives, and Environment sections related to land use and environmental resources. **NP:** Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management, and LID practices consistent with watershed management plan.

**APR# 09-IV-11MV:** Area generally surrounding Richmond Hwy. from the City of Alexandria boundary to the Woodlawn Plantation. **AP:** Richmond Highway Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance. **NP:** Strengthen recommendations to reduce stormwater runoff and be consistent with County watershed plans.

**APR# 09-IV-12MV:** W. side of Richmond Hwy., generally near Fordson Road intersection on 121.72 ac. **AP:** Land Unit recommendations for Hybla Valley/Gum Springs CBC address conditions for redevelopment. **NP:** Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, June 16, 2010**

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**APR# 09-IV-14MV:** W. & E. side of Richmond Hwy., generally near Beacon Hill Road intersection, on 75.97 ac. **AP:** Land Unit recommendations for Beacon/Groveton CBC address conditions for redevelopment. **NP:** Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

**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.

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/>.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 16, 2010**

Posted: 6/16/10  
Revised 6/17/10

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

**DEFERRAL:**

APR Item #09-IV-2FS (Lee District) – P/H from 6/16/10 to 7/14/10

**WITHDRAWAL: ACCEPTED**

APR Item #09-IV-1RH (Lee District)

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**2009 - 2010 SOUTH COUNTY AREA PLANS REVIEW (APR)**  
**(For Non-VDOT Items) ---- MARKUP ON JUNE 28, 2010**

**LEE & MOUNT VERNON DISTRICTS**

**APR Item #09-IV-1FS** (Staff: K. Rybold)

**APR Items #09-IV-7MV** (Staff: A. Klibaner)

1. Patrick Rea, Nominator  
o/b/o Mt. Vernon Council  
of Citizens Assns., Inc.  
P.O. Box 203  
Mt. Vernon, VA 22121

**APR Item #09-IV-11MV** (Staff: K. Rybold)

1. Patrick Rea, Nominator  
o/b/o Mt. Vernon Council  
of Citizens Assns., Inc.  
P.O. Box 203  
Mt. Vernon, VA 22121

**APR Item #09-IV-12MV** (Staff: K. Rybold)

**APR Item #09-IV-14MV**

1. Patrick Rea, Nominator  
o/b/o Mt. Vernon Council  
of Citizens Assns., Inc.  
P.O. Box 203  
Mt. Vernon, VA 22121

**APR Item #09-IV-17MV** (Staff: M. Van Dam)

1. Patrick Rea, Nominator  
o/b/o Mt. Vernon Council  
of Citizens Assns., Inc.  
P.O. Box 203  
Mt. Vernon, VA 22121

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, June 16, 2010**

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**LEE DISTRICT**

**APR Item #09-IV-3FS** (Staff: Meghan Van Dam)

1. Mark Viani, Nominator  
1750 Tysons Boulevard, Ste. 1800  
McLean, VA 22102

**APR Item #09-IV-4FS** (Staff: Meghan Van Dam)

**APR Item #09-IV-20MV** (Staff: Kym Rybold)

**APR Item #09-IV-21MV** (Staff: Kym Rybold)

1. John Thillman, Nominator  
Landmark Property Development, LLC  
2700 South Nelson Street  
Arlington, VA 22206
2. Kim Gunia  
6720 Yates Ford Road  
Manassas, VA 20111

**MASON DISTRICT** (Staff: Bernie Suchicital)

**APR Item #09-I-1A**

1. Colleen Coughlin, Vice President  
Pinecrest Community Association  
c/o Community Management Corp.  
P.O. Box 10821  
Chantilly, VA 20153
2. Jack Haberle  
Willow Run Civic Assn.  
4816 Randolph Drive  
Annandale, VA 22003
3. Jim Campbell, Owner  
Campbell & Ferrara Nursery  
6651 Little River Turnpike  
Alex, Virginia 22312
4. Gregory J. Budnik,  
GJB Engineering, Inc.  
P.O. Box 1214,  
Newington, Virginia 22122

**APR Item #09-I-1B**

1. Colleen Coughlin, Vice President  
Pinecrest Community Association  
c/o Community Management Corp.  
P.O. Box 10821  
Chantilly, VA 20153
2. William Lawson, Jr., Nominator  
Lawson, Tarter & Charvet, PC  
6045 Wilson Boulevard, Suite 100  
Arlington, VA 22205

**APR Item #09-I-3B**

1. Scott Adams, Nominator, McGuire Woods  
o/b/o Habitat for Humanity of Northern VA  
1750 Tysons Boulevard, Ste. 1800  
McLean, VA 22102
2. Marmie Edwards  
3712 N. Rosser #103  
Alexandria, VA 22311

**APR Item #09-I-1J**

1. Cynthia Fox  
3014 Sylvan Drive  
Falls Church, VA 22042
2. Paul Byrtus  
Sleepy Hollow Citizens Assn.  
3009 Beechwood Lane  
Falls Church, VA 22042
3. Prakash Soman  
6541 South Street  
Falls Church, VA 22042
4. Albert Riveros  
6443 Arlington Blvd.  
Falls Church, VA 22042

Posted: 5/5/10  
Revised: 6/18/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 17, 2010**

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2009-SU-024/ PCA/FDPA 2003-SU-035/ SEA 2003-SU-023	Sully East L.C. (SW quadrant of Sully Rd & Air & Space Museum Pkwy; W. side of Centreville Rd.; 13900, 13800, 13850, 13950Barnsfield Road) (From I-5 & PDH-16 to PDC for secure office complex)	S. Zottl	<b>D/O to 6/30/10</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2010-SU-002 (Sully)	Steven C. Bryant W. side Stonecroft Blvd, approx. 400' N. of its intersection w/ Murdock St	W. O'Donnell	<b>P/H to 9/16/10</b>
SE 2009-MA-026 (Mason)	Peter Zheng 3404 Hockett Street (uses in a floodplain) (for Industrial from I-3 to I-5))	T. Strunk	<b>P/H to 10/6/10</b>
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	<b>P/H to 7/15/10</b>
SEA 98-P-030 (Providence)	Appletree of Fairfax, Inc. 9655 Blake Lane (For change in allowed ages of students/children)	K. G-Sobers	<b>P/H to 6/24/10</b>
RZ 2009-MV-018 (Mount Vernon)	Scannell Properties #117, LLC and Scannell Properties #82, LLC SW quadrant of intersection of Cinderbed Rd & Fairfax County Parkway & N. side telegraph road (for industrial use)	S. Williams	<b>P/H to 7/22/10</b>  (from 6/2/10) (from 5/13/10) (from 1/13/10)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 17, 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.

**ITEM SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2009-SU-024/FDP 2009-SU-024 – SULLY EAST L.C.** – Appls. to rezone from PDC, I-5, PDH-16, HD, and WS to PDC, HD, and WS to permit commercial development with an overall Floor Area Ratio (FAR) of .35 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the Sully Road and Air & Space Museum Pkwy. interchange, W. of Centreville Road and S. of Historic Sully Way on approx. 76.60 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with SEA 2003-SU-023 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. D/O to 6/30/10**

**PCA 2003-SU-035/FDPA 2003-SU-035 – SULLY EAST L.C.** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-SU-035 previously approved for mixed use development to permit reduction in land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .35. Located in the S.E. quadrant of the intersection of Sully Road and Air & Space Museum Pkwy. and W. side of Centreville Road on approx. 68.80 ac. of land zoned PDC, PDH-16, HD, and WS. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and SEA 2003-SU-023.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. D/O to 6/30/10**

**SEA 2003-SU-023 – SULLY EAST L.C.** – Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE 2003-SU-023 previously approved for an increase in building height to permit increase in land area. Located at 13800, 13850, 13900, and 13950 Barnsfield Road and 3318 Centreville Road on approx. 25.24 ac. of land zoned PDC, PDH-16, HD, and WS. Tax Map 34-2 ((1)) 2 pt., 3A pt. 10A pt., 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. D/O to 6/30/10**

Copies of the staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>.

Posted: 6/17/10  
Revised: 6/18/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 17, 2010**

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

**CONSENT AGENDA ITEMS: CONCUR**

- FS-B09-82 – Clearwire, 8996 Burke Lake Road (Deadline: 7/23/10)
- FSA-S07-4-1 – Verizon Wireless, 12510 Yates Ford Road (Deadline: 8/10/10)
- FSA-S09-88-1 – Clearwire, 4201 Stringfellow Road (Chantilly High School) (Deadline: 8/18/10)

**FEATURE SHOWN: CONCUR**

- FS-Y09-107 – Clearwire, 10922 Vale Road (Deadline: 6/17/10)

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- PCA 2003-SU-035 – SULLY EAST L.C. **DEFER D/O TO 6/30/10**
- FDPA 2003-SU-035 – SULLY EAST L.C. **DEFER D/O TO 6/30/10**
- RZ 2009-SU-024 – SULLY EAST L.C. **DEFER D/O TO 6/30/10**
- FDP 2009-SU-024 – SULLY EAST L.C. **DEFER D/O TO 6/30/10**
- SEA 2003-SU-023 – SULLY EAST L.C. (Staff: Suzianne Zottl) **DEFER D/O TO 6/30/10**

1. Jeffrey Parnes  
Sully District Representative, Fairfax County Transportation Advisory Commission  
First Vice President, Sully District Council of Citizens Associations  
Chair, Sully District Council Land Use and Transportation Committee  
3153 Ramesses Court  
Herndon, VA 20171

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, June 23, 2010**

Posted: 6/1/10  
Revised: 6/24/10

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ST10-CW-2CP/ ST10-CW-3CP	Annandale Special Study/ Baileys Crossroads Special Study	B. Suchicital L. Nagaraj	<b>APPROVAL REC</b> <b>APPROVAL REC</b>
ST08-I-MS1 (Providence)	Fairfax Inova/Woodburn Center for Community Mental Health (Amendment to consider an option for medical care facility and related uses up to 1.0 FAR)	L. O'Donnell	<b>APPROVAL REC</b> (from 6/2/10)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

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

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 23, 2010**

**8:15 p.m.** The Planning Commission Secretary will 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**

**ST10-CW-2P – COMPREHENSIVE PLAN AMENDMENT (ANNANDALE COMMUNITY BUSINESS CENTER)** – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment ST10-CW-2CP concerns approximately 200 acres of land generally along Little River Turnpike and Columbia Pike between Heritage Drive and Hummer Road to the west and Evergreen Lane to the east in the Mason and Braddock Districts. Land near other road segments includes, but is not limited to, Annandale Road, Ravensworth Road, Backlick Road, Markham Street, Maple Place, Daniels Avenue, Tom Davis Drive, John Marr Drive, Poplar Street, and McWhorter Place. The area is described as the Annandale Community Business Center (CBC) in the Annandale Planning District of the Area I volume of the Comprehensive Plan. Plan text changes may be proposed in the Annandale CBC section as well as other sections within the Annandale Planning District. The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional, and other uses at various intensities. The proposed Plan Amendment is designed to foster the revitalization of Annandale CBC by providing greater development flexibility. The proposal maintains the overall development levels recommended under the current Comprehensive Plan of approximately 7.11 million square feet of development in balance with the area's transportation network capacity. The planned development potential under the proposed Plan amendment for each land use category is generally indicated as follows: office – 2.37 million square feet; retail – 1.83 million square feet; residential – 2.71 million square feet; and other uses including public and civic – 200,000 square feet. However, shifts in development potential may be considered among land use categories if they remain in balance with the area's transportation network capacity. The proposed form-based Plan for the area promotes flexibility by recommending a variety of uses in lieu of single land use categories and by utilizing building form and height to guide development potential in lieu of floor area ratios. The proposed Plan may include guidance on land uses, building types, building height, urban design, streetscape, building and site design, parcel consolidation, signage, affordable housing, parking, transportation network, parks, recreation, open space, public facilities, public art, heritage resources, sustainability, green buildings, stormwater management, transportation generated noise, and implementation. Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz> or from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herry Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing. **BRADDOCK AND MASON DISTRICTS.**

**APPROVAL RECOMMENDED**

**ST10-CW-3P – COMPREHENSIVE PLAN AMENDMENT (BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER)** – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment #ST10-CW-3CP concerns the Baileys Crossroads Community Business Center (CBC) consisting of approximately 530 acres surrounding the interchange of Leesburg Pike (Route 7) and Columbia Pike (Route 244) in the Mason District. The Plan Amendment proposes to amend pages 15-41 of the 2007 Edition of the Area I Plan, as amended through March 9, 2010, under the heading “Baileys Planning District, Baileys Crossroads Community Business Center.” Changes to other sections of the Baileys Planning District text to reflect the above revisions are also proposed. The proposed revisions include new guidance for revitalizing the Baileys Crossroads CBC into a more vital, urban, pedestrian-oriented, mixed-use center compatible with the adjacent residential areas. Specifically, the new guidance will revise the existing guidance in the Plan for the Baileys Crossroads CBC regarding the following: A Vision for the area described in the Concept for Future Development for the CBC and Areawide Recommendations for the entire CBC for land use; urban design framework; transportation; streetscape guidelines and design; environmental stewardship; heritage resources; public facilities; and implementation. The areawide recommendations will also include proposed development potential information for the Baileys Crossroads CBC. The proposed development potential includes approximately a maximum of 5.96 million square feet of office uses, approximately a maximum of 2.76 million square feet of retail uses, approximately a maximum of 728,000 of institutional uses for a total of approximately a maximum of 8.87 million square feet of nonresidential uses, and approximately 8,900 multifamily residential units. The subject Plan Amendment will add approximately a maximum of 352,000 square feet of nonresidential uses and approximately a maximum of 3,500 residential units to the adopted Comprehensive Plan development potential. Revisions to the Transportation Network discussion and analysis will include recommended improvements to address the proposed development potential. Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz> or from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing. **MASON DISTRICT. APPROVAL RECOMMENDED**

**ST08-I-MS1 – COMPREHENSIVE PLAN AMENDMENT (INOVA FAIRFAX HOSPITAL)** – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment #ST08-I-MS1 concerns approx. 66 ac. generally located at the Inova Fairfax Hospital and adjoining County-owned property to the south (Tax Map 59-2 ((1)) 1A (pt.), 1B, 1C, 1D, 1E and 49-3 ((1)) 136C, 136C1) in the Providence Supervisor District. The area is planned for Public Facility, Institutional Uses up to 0.8 FAR. The Amendment will consider an option for medical care facility and related uses up to 1.0 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz> or from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 6/23/10  
Revised: 6/23/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 23, 2010**

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

**CONSENT AGENDA ITEM: CONCUR**

FS-D09-136 – Clearwire, 6251 Old Dominion Drive (Deadline: 7/1/10)

**FEATURES SHOWN: CONCUR**

FS-S09-160 – Clearwire, 6199 Old Arrington Lane (Deadline: 7/31/10)

FS-P10-22 – T-Mobile Northeast LLC, 8081 Wolftrap Road (Deadline: 8/9/10)

FS-S10-21 – Cricket, Fairfax County Parkway & Reservation Drive (Deadline: 8/26/10)

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**ST10-CW-2P – COMPREHENSIVE PLAN AMENDMENT (ANNANDALE COMMUNITY BUSINESS CENTER)** (Braddock and Mason Districts) (Staff: Bernard Suchicital) **APPROVAL RECOMMENDED**

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|--|---|
| <p>1. Dan McKinnon, Chairman<br/>Annandale Central Business District<br/>Planning Committee<br/>4320 Roberts Avenue<br/>Annandale, VA 22003</p> <p>2. Gregory McGillicuddy<br/>Annandale Central Business District<br/>Revitalization Committee<br/>6507 Columbia Pike<br/>Annandale, VA 22003</p> | <p>3. William Lawson, Jr., Esq.<br/>Lawson, Tarter &amp; Charvet, PC<br/>6045 Wilson Boulevard, Suite 100<br/>Arlington, VA 22205</p> <p>4. Gavin Dock<br/>4203 Sandhurst Court<br/>Annandale, VA 22003</p> |
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**ST10-CW-3P – COMPREHENSIVE PLAN AMENDMENT (BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER)** (Mason District) (Staff: Laxmi Nagaraj) **APPROVAL RECOMMENDED**

- |   |  |
|---|--|
| <p>1. Frank Sellers<br/>Baileys Crossroads Revitalization Corp.<br/>3342 Mansfield Road<br/>Falls Church, VA 22041</p> <p>2. William Lawson, Jr., Esq.<br/>Representing Payne Family Corporations<br/>Lawson, Tarter &amp; Charvet, PC<br/>6045 Wilson Boulevard, Suite 100<br/>Arlington, VA 22205</p> | <p>3. Jane Kelsey &amp; Associates<br/>Representing Radley Acura<br/>4041 Autumn Court<br/>Fairfax, VA 22030</p> |
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**ST08-I-MS1 – COMPREHENSIVE PLAN AMENDMENT (INOVA FAIRFAX HOSPITAL/ WOODBURN CENTER FOR COMMUNITY MENTAL HEALTH)** (Providence District) **APPROVAL RECOMMENDED**  
(Staff: Leanne O'Donnell)

1. Timothy Sampson, Esquire  
Representing Inova Fairfax Hospital  
2200 Clarendon Boulevard  
Arlington, VA 22201

Posted: 5/5/10  
Revised: 6/25/10

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 24, 2010**

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-Y10-9 (Sully)	McLearen Road (13618 McLearen Road @Carson Middle School) (For 125' monopole)	D. Marshall	<b>APPROVED</b>
PRC 86-C-121-03 (Hunter Mill)	Reston Excelsior LLC (NE intersection of Dulles Toll Rd and Reston Pkwy.) (For PRC plan approval 2 multi-family residential bldgs)	S. Williams	<b>D/O to 7/22/10</b> (from 5/27/10) (from 10/26/10)
SEA 98-P-030 (Providence)	Appletree of Fairfax, Inc. 9655 Blake Lane (For change in allowed ages of students/children)	K. G-Sobers	<b>APPROVAL REC</b> (from 6/17/10)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Z O Amendment (Sargeant)	Tree Ordinance Update (DPWES)	M. Knapp	<b>P/H to 9/30/10</b>
PCA-B-993/ FDPA-B-993-2 (Providence)	United Dominion Realty L.P. Circle Towers LLC (South side of Lee Hwy)	S. Lin	<b>P/H to 10/13/10</b> (from 2/25/10)
RZ 2006-LE-010 (Lee)	Ramada Family, LLC (W.side of Grovedale Dr; sw of Franconia Rd. intersection) (From C-5 & R-1 to C-2 for 2-story office building)	S. Williams	<b>P/H to 9/15/10</b> (from 5/27/10)
2232-P09-35 (Providence)	AT&T & T-Mobile Northeast LLC (2505 Cedar Lane @ Thoreau Middle School) (For 125' telecommunications treepole)	D. Jillson	<b>P/H to 10/21/10</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 24, 2010**

- 7:00 p.m.** The Environment Committee will meet in the Board Conference Room of the Government Center, to continue discussion on green building.
- 8:15 p.m.** The Planning Commission Secretary will 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**

**PRC 86-C-121-03 – RESTON EXCELSIOR LLC** – Appl. to approve the PRC plan associated with RZ 86-C-121 to permit 457 multi-family 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. D/O to 7/22/10**

**2232-P09-35 – NEW CINGULAR WIRELESS PCS, LLC, T-MOBILE NORTHEAST, LLC, & MILESTONE COMMUNICATIONS** – Appl. to construct a telecommunications facility at Thoreau Middle School, 2505 Cedar Lane, Vienna, VA, 22180. The proposed facility will include a 125-ft. tall monopole (resembling a tree) and equipment within a fenced compound. Tax Map 49-1 ((1)) 37A. Area II. Copies of the staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing. **PROVIDENCE DISTRICT. P/H to 10/21/10**

**SEA 98-P-030 – APPLETREE OF FAIRFAX, INC.** – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 98-P-030 previously approved for a private school of general education and child care center to permit change in development conditions and associated modifications to site design and development conditions (with no change in enrollment). Located at 9655 Blake Lane on approx. 1.54 ac. of land zoned R-2. Tax Map 48-3 ((19)) 2 and 3. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**2232-Y10-9 – T-MOBILE NORTHEAST LLC & MILESTONE COMMUNICATIONS** – Appl. to construct a telecommunications facility at Rachel Carson Middle School, 13618 McLearn Road, Herndon, VA, 20171. The proposed facility will include a 125-ft. tall monopole and equipment within a fenced compound. Tax Map 24-4 ((1)) 11A. Area III. Copies of the staff report may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035, two weeks prior to the public hearing. **SULLY DISTRICT. APPROVED**

Posted: 6/24/10  
Revised: 6/25/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 24, 2010**

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

**DEFERRAL:**

2232-P09-35 – AT&T AND T-MOBILE NORTHEAST LLC – **P/H to 10/21/10**

**CONSENT AGENDA ITEM: CONCUR**

FSA-H09-112-1 – Clearwire, 8661 Leesburg Pike (Deadline: 8/18/10)

**FEATURES SHOWN: CONCUR**

FSA-D01-58-1 – T-Mobile Northeast LLC, 7305 M Idylwood Road (Deadline: 7/13/10)

FS-D09-39 – Cricket, 1927 Pimmit Drive (Pimmit Run Stream Valley Park) (Deadline: 7/29/10)

FSA-D09-116-1 – Clearwire, VDOT right-of-way at I-495 and Georgetown Pike (Deadline: 7/31/10)

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2232-Y10-9 – T-MOBILE NORTHEAST LLC AND MILESTONE COMMUNICATIONS

(Rachel Carson Middle School) (Staff: David Marshall) **APPROVED**

1. Michael Cash  
13589 Cedar Run Lane  
Herndon, VA 20171

PRC 86-C-121-03 – RESTON EXCELSIOR LLC (Hunter Mill District) (Staff: Cathy Lewis, on behalf of St. Clair Williams) **DEFER D/O TO 7/22/10**

NO SPEAKERS

SEA 98-P-030 – APPLETREE OF FAIRFAX, INC. (Staff: Kelli Goddard-Sobers) **REC. APPROVAL**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, June 30, 2010**

*Posted: 5/5/10  
Revised: 7/2/10*

**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**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
RZ/FDP 2009-SU-024/ PCA/FDPA 2003-SU-035/ SEA 2003-SU-023	Sully East L.C. (SW quadrant of Sully Rd & Air & Space Museum Pkwy; W. side of Centreville Rd.; 13900, 13800, 13850, 13950Barnsfield Road) (From I-5 & PDH-16 to PDC for secure office complex)	S. Zottl	<b>APPROVAL REC</b>

<b>Application</b>	<b>Staff</b>	<b>PC Action</b>
<b>SOUTH COUNTY AREA PLAN REVIEW &amp; NON -VDOT ITEMS - <b>MARKUP</b></b> (MASON, LEE AND LEE/MOUNT VERNON COMBINED ITEMS)		
09-I-1A 09-I-1B 09-I-3B 09-I-1J (Mason)	B. Suchicital B. Suchicital B. Suchicital B. Suchicital	<b>APRV REC STAFF ALT</b> <b>APRV REC STAFF ALT</b> <b>APRV REC STAFF ALT</b> <b>DENY/RET. CURRENT PLAN</b>
09-IV-3FS 09-IV-4FS 09-IV-20MV 09-IV-21MV (Lee)	M. Van Dam M. Van Dam K. Rybold K. Rybold	<b>APRV REC STAFF ALT</b> <b>DENY/RET. CURRENT PLAN</b> <b>APRV REC STAFF ALT</b> <b>DEFER INDEF.</b>
09-IV-1FS 09-IV-7MV 09-IV-11MV 09-IV-12MV & 09-IV-14MV 09-IV-17MV (Lee/Mount Vernon)	K. Rybold A. Klibaner K. Rybold K. Rybold M. Van Dam	<b>APRV REC STAFF ALT</b> <b>APRV REC STAFF ALT</b> <b>APRV REC STAFF ALT</b> <b>APRV REC STAFF ALT</b> <b>DEF D/O to 7/14/10</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
Code Amendment (Hart)	Floodplain Regulation Amendments (Adopt Federal Insurance Rate Map Changes and Floodplain Regs.)	J. Friedman	<b>APPROVAL REC</b>
SEA 83-V-076 (Mount Vernon)	Board of Supervisor's Own Motion (9518 Richmond Highway-Lorton Community) (Add modular building for storage)	B. Cho	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, June 30, 2010**

*Posted: 5/5/10  
Revised: 6/17/10*

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 2003-LE-025 <i>(Lee)</i>	Nelson P. Moe (6025 Masondale Road) <i>(For reduction of certain yard requirements for deck &amp; porch)</i>	K. G-Sobers	<b>P/H to 7/15/10</b>
2232-V10-8 <i>(Mount Vernon)</i>	Milestone Communications/ Verizon Wireless (8428 Fort Hunt Rd at Sandburg Intermediate School) <i>For 125' monopole with 12 antennas)</i>	D. Marshall	<b>P/H to 7/29/10</b>
09-IV-1RH	David R. Gill, Nominator	K. Rybold	<b>WITHDRAWN</b>
09-IV-2FS	Molly Novotny, Nominator	M. Van Dam	<b>P/H to 7/14/10</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 30, 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**

**RZ 2009-SU-024/FDP 2009-SU-024 – SULLY EAST L.C.** – Appls. to rezone from PDC, I-5, PDH-16, HD, and WS to PDC, HD, and WS to permit commercial development with an overall Floor Area Ratio (FAR) of .35 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the Sully Road and Air & Space Museum Pkwy. interchange, W. of Centreville Road and S. of Historic Sully Way on approx. 76.60 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with SEA 2003-SU-023 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. APPROVAL RECOMMENDED**

**PCA 2003-SU-035/FDPA 2003-SU-035 – SULLY EAST L.C.** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-SU-035 previously approved for mixed use development to permit reduction in land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .35. Located in the S.E. quadrant of the intersection of Sully Road and Air & Space Museum Pkwy. and W. side of Centreville Road on approx. 68.80 ac. of land zoned PDC, PDH-16, HD, and WS. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and SEA 2003-SU-023.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. APPROVAL RECOMMENDED**

**SEA 2003-SU-023 – SULLY EAST L.C.** – Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE 2003-SU-023 previously approved for an increase in building height to permit increase in land area. Located at 13800, 13850, 13900, and 13950 Barnsfield Road and 3318 Centreville Road on approx. 25.24 ac. of land zoned PDC, PDH-16, HD, and WS. Tax Map 34-2 ((1)) 2 pt., 3A pt. 10A pt., 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). **SULLY DISTRICT. APPROVAL RECOMMENDED**

**MASON DISTRICT:**

**APR# 09-I-1A:** SE corner of Little River Tnpk. and Willow Run Dr. on 8.794 ac. **AP:** Infill development of compatible use, type, and intensity. **NP:** Mixed use res. 3-4 du/ac, office, retail up to .31 FAR. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-I-1B:** Generally S. of Leesburg Pike and Glen Forest Dr. intersection on 0.98 ac. **AP:** Office up to .35 FAR with conditions. **NP:** Neighborhood serving retail up to .35 FAR. Option for office up to .50 FAR. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-I-3B:** Generally at the eastern terminus of Arnet St. and W. of Danny's Lane on 5.00 ac. **AP:** Infill development should be of compatible use, type, and intensity. **NP:** Option for mixed use institutional up to .21 FAR and res. up to 5-8 du/ac. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-I-1J:** Generally E. of Cedarwood Lane, S. of Arlington Blvd., and parcels front E. and W. of Aspen Lane on 10.06 ac. **AP:** Retain single family res. use and discourage commercial. **NP:** Res. 8-12 du/ac. **DENY/RETAIN CURRENT COMP PLAN**

**LEE DISTRICT:**

**APR# 09-IV-3FS:** N. of Franconia-Springfield Parkway and E. of Frontier Dr. on 20.06 ac. **AP:** Office and retail use up to 0.30 FAR with option for res. use at a density up to 20 du/ac. **NP:** Res., office, and retail use up to 1.8 FAR. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-IV-4FS:** SE of Springfield Center Dr. and NW of CSX railroad tracks on 4.14 ac. **AP:** Industrial use up to 0.35 FAR with option for biotech/research and development use up to 0.50 FAR. **NP:** Office and retail use up to 1.0 FAR. **DENY/RETAIN CURRENT COMP PLAN**

**APR# 09-IV-20MV:** S. of Buckman Road, N. of Rolling Hills Road, NW of Richmond Hwy. on 10.09 ac. **AP:** 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. 12-16 du/ac. **APPROVAL RECOMMENDED OF STAFF ALT**

**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. **DEFER INDEF.**

**LEE/MOUNT VERNON COMBINED ITEMS:**

**APR# 09-IV-1FS:** W. of Backlick Road, E. of Rolling Road, N. of Fairfax County Pkwy. on 803.00 ac. **AP:** Public facilities, government and institutional, and public parks. Option: mixed use at overall intensity of .17 FAR. **NP:** Public facilities, government and institutional, and public parks; remove mixed use option. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-IV-7MV:** Generally located S. of Fairfax County-Alexandria City line, W. of Potomac River and NE of Fort Belvoir. **AP:** General policy text in Mount Vernon Planning District, Planning Objectives, and Environment sections related to land use and environmental resources. **NP:** Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management, and LID practices consistent with watershed management plan. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-IV-11MV:** Area generally surrounding Richmond Hwy. from the City of Alexandria boundary to the Woodlawn Plantation. **AP:** Richmond Highway Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance. **NP:** Strengthen recommendations to reduce stormwater runoff and be consistent with County watershed plans. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-IV-12MV:** W. side of Richmond Hwy., generally near Fordson Road intersection on 121.72 ac. **AP:** Land Unit recommendations for Hybla Valley/Gum Springs CBC address conditions for redevelopment. **NP:** Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations. **APPROVAL RECOMMENDED OF STAFF ALT**

**APR# 09-IV-14MV:** W. & E. side of Richmond Hwy., generally near Beacon Hill Road intersection, on 75.97 ac. **AP:** Land Unit recommendations for Beacon/Groveton CBC address conditions for redevelopment. **NP:** Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations. **APPROVAL RECOMMENDED OF STAFF ALT**

**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. **DEFER D/O TO 7/14/10**

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/>.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**CODE AMENDMENTS (FLOOD INSURANCE)** – To amend Chapter 112 of the Zoning Ordinance, Appendix A of The Code of the County of Fairfax, Virginia (County Code), and the Public Facilities Manual (PFM). The proposed amendments address issues related to: the County’s participation in the National Flood Insurance Program (NFIP); the adoption by reference of a new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM); and the consistency of the County’s floodplain regulations and other requirements with the requirements of the NFIP. The proposed amendments to the Zoning Ordinance include provisions that: 1) specify certain administrative responsibilities of the Director of the Department of Public Works & Environmental Services with respect to the NFIP; 2) revise existing use limitations and add new use limitations for construction in floodplains for consistency with NFIP requirements; 3) incorporate a specific reference to the new FIS and FIRM and define major floodplain in the existing floodplain definition; 4) incorporate requirements related to notification of FEMA for changes in base flood elevations; 5) incorporate requirements regarding elevation of new and improved dwellings and additions, elevation certificates, compliance with the Virginia Uniform Statewide Building Code and obtaining applicable federal and state permits, and recreational vehicles in floodplains; and 6) add definitions specific to NFIP requirements and clarify usage of these definitions with respect to certain existing definitions. The proposed amendment to the PFM replaces a reference to the Virginia Department of Environmental Quality in the PFM with a reference to the Virginia Department of Conservation and Recreation (DCR) and clarifies that notification to FEMA and DCR of major alterations of natural channels is required for FEMA designated floodplains only. The proposed amendment to Appendix A deletes references to certain sheets in the 1966 USGS floodplain study for segments of the adopted floodplains in Cameron Run that have been superseded by newer information in the FIS and FIRM. 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 is available for review at [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**SEA 83-V-076 – BOARD OF SUPERVISOR’S OWN MOTION** – Appl. under Sect. 3-804 of the Zoning Ordinance to amend SE 83-V-076 previously approved for a public benefit association to permit construction of a storage structure and site modifications and associated modifications development conditions. Located at 9518 Richmond Hwy. on approx. 7.7 ac. of land zoned R-8. Tax Map 107-4 ((1)) 34 and 107-4 ((5)) 4. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JULY 1, 2010**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, JULY 1, 2010.**

Posted: 6/30/10  
Revised: 6/30/10

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 30, 2010**

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

**DECISIONS ONLY:**

PCA 2003-SU-035 – SULLY EAST L.C. – **APPROVAL REC**  
FDPA 2003-SU-035 – SULLY EAST L.C. – **APPROVED**  
RZ 2009-SU-024 – SULLY EAST L.C. – **APPROVAL REC**  
FDP 2009-SU-024 – SULLY EAST L.C. – **APPROVED**  
SEA 2003-SU-023 – SULLY EAST L.C. – **APPROVAL REC**  
(P/H on 6/17/10)

**CONSENT AGENDA ITEMS: CONCUR**

FS-H10-14 – Nextel, 1850 Town Center Drive (Deadline: 8/20/10)  
FS-H10-41 – Clearwire, 1850 Town Center Drive (Deadline: 8/20/10)

**FEATURES SHOWN: CONCUR**

FS-M10-18 – Clearwire, 3401 Washington Drive/5881 Leesburg Pike (Deadline: 7/19/10)  
FS-L10-29 – Fairfax County DPWES, 7039 Old Keene Mill Road (Deadline: 7/21/10)  
FS-V10-35 – Lorton Community Action Center, 9518 Richmond Highway (Deadline: 8/3/10)  
FS-M10-24 – Clearwire, 3342 Gallows Road (Deadline: 8/9/10)  
FS-L10-34 – Clearwire, 6355 Walker Lane (Deadline: 8/12/10)  
FSA-M03-4-1 – T-Mobile NE LLC, 3101 Hodge Place (Deadline: 8/17/10)  
FSA-D06-56-1 – Clearwire, 9916 Georgetown Pike (Deadline: 8/18/10)

**MARKUP:**

2009- 2010 SOUTH COUNTY AREA PLANS REVIEW (APR) (For Non-VDOT Items) (P/H on 6/16/10)

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

LEE & MOUNT VERNON  
DISTRICTS

09-IV-1FS – **APPR STAFF ALT**  
09-IV-7MV – **APPR PC ALT**  
09-IV-11MV – **APPR STAFF ALT**  
09-IV-12MV – **APPR STAFF ALT**  
09-IV-14MV – **APPR STAFF ALT**  
09-IV-17MV – **DEFER D/O to  
7/14/10**

LEE DISTRICT

09-IV-3FS – **APPR STAFF ALT**  
09-IV-4FS – **RET CURRENT  
COMP PLAN**  
09-IV-20MV – **APPR STAFF ALT**  
09-IV-21MV – **DEFER INDEF**

MASON DISTRICT

09-I-1A – **APPR STAFF ALT**  
09-I-1B – **APPR STAFF ALT**  
09-I-3B – **APPR STAFF ALT**  
09-I-1J – **RET CURRENT  
COMP PLAN**

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ZONING ORDINANCE AMENDMENT (FLOODPLAIN REGULATIONS) – **APPROVAL REC**

NO SPEAKERS

SEA 83-V-076 – BOARD OF SUPERVISORS’ OWN MOTION – **APPROVAL REC**

NO SPEAKERS