

# June 2007

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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10	11	12	13 <a href="#">View Agenda</a> <a href="#">View Speaker's List</a>	14 <b>MEETING CANCELLED</b>	15	16
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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, June 13, 2007**

*Posted: 3/7/07  
Revised 6/14/07*

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

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

**ITEMS SCHEDULED FOR DECISION ONLY**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2006-PR-017 & FDP 2006-PR-017 <i>(Providence)</i>	Prospect Development Co.	A. Hushour	<b>APPROVAL REC APPROVED</b> <i>(P/H on 4/4/07) (from 4/26/07)</i>
SE 2006-LE-030 <i>(Lee)</i>	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>D/O to 6/28/07</b> <i>(from 4/26/07) (d/o from 5/16/07)</i>
Phase II – Transportation Plan <i>(All District)</i>	Department of Transportation (Update of Area Plans)	L. Wolfenstein D. Stevens	<b>APPROVAL REC</b> <i>(P/H on 5/30/07)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2004-DR-031 <i>(Dranesville)</i>	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls <i>(Readvertised for this public hearing)</i>	J. Papp	<b>APPROVAL REC</b> <i>(P/H on 4/18/07)</i>
ZO Amendment <i>(Countywide) (Commissioner Sargeant)</i>	State Code non-conformities	P. Mathes	<b>APPROVAL REC</b> <i>(from 6/14/07)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-SU-004 <i>(Sully)</i>	Dennis O. Hogge (for Drive-In Bank)	J. Papp	<b>P/H to INDEF DEF</b>
PCA 87-S-039-6 & FDPA 87-S-039-10 <i>(Springfield)</i>	Fairfax Corner Retail LC	T. Strunk	<b>P/H to 6/27/07</b> <i>(from 3/14/07)</i>
SE 2006-LE-026 <i>(Lee)</i>	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	<b>P/H to 6/28/07</b> <i>(from 5/3 &amp; 5/16/07)</i>
RZ 2006-HM-019 & PCA 79-C-037-6 & <i>(Hunter Mill)</i>	Inland Real Estate Group	K. Abrahamson	<b>P/H to 7/12/07</b> <i>(from 5/2/07)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 13, 2007**

**7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussing an analysis of the last Area Plans Review cycle and a process for the next cycle with staff from the Department of Planning and Zoning.

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC.** - Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to permit an existing service station and car wash in a Highway Corridor Overlay District to continue. Located at 5500 Franconia Rd. on approx. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C. **LEE DISTRICT. D/O to 6/28/07**

**RZ 2006-PR-017/FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC.** -Appls. to rezone from R-2 (Cluster) to PDH-2 to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Mears St. approx. 125 ft. E. of Elsmore St. and S. of I-66 on approx. 2.59 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((17)) 1. **PROVIDENCE DISTRICT. APPROVAL REC/ APPROVED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SEA 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC.** - Appl. under Sects. 2-904 and 3-E04 of the Zoning Ordinance to amend SE 2004-DR-031 previously approved for a golf course and country club to permit fill in the floodplain, site modifications, and associated changes to development conditions. Located at 9900 Arnon Chapel Rd. and 9901 Beach Mill Rd. on approx. 175.8 ac. of land zoned R-E. Tax Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, and 41; 8-3 ((1)) 4. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**ZONING ORDINANCE AMENDMENT (NON-CONFORMITIES)** - Proposal to add a new paragraph 7 to Sect. 15-103 of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to Sect. 15.2-2307 of the *Code of Virginia*, allow a nonconforming building that is destroyed or damaged by natural disaster or other act of God to be rebuilt or replaced to its original nonconformity or to a reduced nonconforming condition within two years of the date of the natural disaster. However, if the building is located in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, than the building may be restored to its original condition or to a reduced nonconforming condition within four years of such disaster. 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 also available for review at the County's Web site,

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, June 13, 2007**

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[www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON THURSDAY, JUNE 14, 2007**

Posted: 6/13/07  
Revised: 6/14/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 13, 2007**

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

**DECISIONS ONLY:**

TRANSPORTATION PLAN AMENDMENT - S01-CW-17CP(B) **APPROVAL REC**

RZ 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. **APPROVAL REC**

FDP 2006-PR-017 - PROSPECT DEVELOPMENT COMPANY, INC. **APPROVED**

**DEFERRAL:**

SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC. **D/O to 6/28/07**

**FEATURES SHOWN: CONCUR**

FSA-Y96-67-2 - Sprint, 4050 Legato Road (Deadline: 7/26/07)

FS-S07-7 - Fairfax County Dept. of Information Technology, 4890 Alliance Drive (Deadline: 7/23/07)

FS-V06-79 - T-Mobile, 8009 Fort Hunt Road (Deadline: 7/05/07)

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ZONING ORDINANCE AMENDMENT (NON-CONFORMITIES) **APPROVAL REC**

NO SPEAKERS

SEA 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. **APPROVAL REC**

1. Mike Wolfe  
429 Walker Road  
Great Falls, VA 22066
2. Chet Martling  
9813 Beach Mill Road  
Great Falls, VA 22066
3. Clarence Ashley  
9809 Beach Mill Drive  
Great Falls, VA 22066

Posted: 3/8/07  
Revised: 8/15/07

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, June 14, 2007**

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

**\*\*\*MEETING CANCELLED\*\*\***

The items listed below are 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><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
ZO Amendment (Countywide) (Commissioner Alcorn)	Residential PODS	J. Reale	<b>P/H to 7/12/07</b>
RZ/FDP 2006-PR-028 (Providence)	Tycon Tower I Ltd. Partnership (Rt. 7 & I-495, just north of Towers Crescent Drive) (From C-4 to PDC for inclusion of 3 mf resid. bldgs. w/756 units)	P. Braham	<b>P/H to 7/19/07</b> (from 3/29/07)
SEA 85-D-097-5 (Dranesville)	The Potomac School (increase in land area, bldg addn & site mods)	C. Lewis	<b>P/H to 7/25/07</b>
SEA 82-P-032-6 & 2232-P06-12 (Providence)	WMATA (New parking (structure at Vienna Metro)	J. Thompson D. Jillson	<b>P/H to 10/10/07</b> (from 5/24/07)
ZO Amendment (Countywide) (Commissioner Sargeant)	State Code non-conformities	P. Mathes	<b>P/H to 6/13/07</b> (from 5/3/07)
S07-III-UP1 (Hunter Mill)	Out-of-Turn Plan Amendment (United Parish of Reston)	J. Bonnette	<b>P/H to 7/25/07</b>
PCA 1999-MV-025 & SE 2006-MV-033 (Mount Vernon)	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	C. Lewis	<b>P/H to 6/28/07</b> (deferred from 5/2/07)

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA Thursday, June 21, 2007

Posted: 3/9/07  
Revised: 6/22/07

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

The items listed below are 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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-LE-032 (Lee)	Fourth Hotel Associates LTD Partnership (5716 So. Van Dorn St Alexandria for car rental counter In Comfort Inn Hotel lobby)	P. Braham	<b>APPROVAL REC</b> (from 4/4/07)
FDPA 2002-DR-019 (Dransville)	Music Makers, LLC (1440 Emerson Avenue) (for private school of special education)	P. Braham	<b>D/O to 6/27/07</b>
RZ 2007-PR-002 SEA 84-P-105-3 (Providence)	Flint Hill School (Building Addition)	J. Thompson	<b>D/O to 7/19/07</b> (from 5/31/07)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2006-PR-016 FDP 2006-PR-016 (Providence)	Clover Tysons, LP	P. Braham	<b>P/H to 7/11/07</b> (from 5/10/07)
2232-MD06-23 (Hunter Mill) (Providence)	Newpath Networks, Inc. & Sprint (Hunter Mill/Vale/Lawyers Roads) (Replace four existing poles with higher nodes)	D. Jillson	<b>P/H to 7/11/07</b>
RZ 2005-PR-004 (Providence)	Ali Ajalli, Shekarchiarezo Residential Development	B. O'Donnell	<b>TEMP W/DRAWAL</b> (from 5/30/07)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JUNE 20, 2007**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JUNE 20, 2007**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JUNE 21, 2007**

- 7:30 p.m.** The Redevelopment and Housing Committee met to discuss a proposed Plan amendment related to workforce housing recommendations.
- 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**

**FDPA 2002-DR-019 - MUSIC MAKERS MCLEAN, LLC** - Appl. to amend the final development plan for RZ 2002-DR-019 previously approved for mixed use development to permit a private school of special education (in one unit within approved commercial space) and associated changes to development conditions. Located at 1440 Emerson Ave. on approx. 4,550 sq. ft. of land zoned PRM, CRD, HC, and SC. Tax Map 30-2 ((53)) 110. **DRANESVILLE DISTRICT. D/O to 6/27/07**

**SE 2006-LE-032 - FOURTH HOTEL ASSOCIATES LIMITED PARTNERSHIP** - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a vehicle rental and ancillary service establishment within an existing hotel with an eating establishment. Located at 5716 South Van Dorn St. on approx. 3.14 ac. of land zoned C-8. Tax Map 81-2 ((1)) 12B; 81-2 ((3)) 1 and 2. **LEE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2007-PR-002 - FLINT HILL SCHOOL** - Appl. to rezone from R-1 to R-3 to permit expansion of an existing private school of general education, child care center, and nursery school with a Floor Area Ratio (FAR) of up to 0.25. Located in the NW quadrant of the intersection of Chain Bridge Rd. and Jermantown Rd. on approx. 15.22 ac. of land. Comp. Plan Rec: Institutional. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with SEA 84-P-105-03.) **PROVIDENCE DISTRICT. D/O to 7/19/07**

**SEA 84-P-105-03 - FLINT HILL SCHOOL** - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education, child care center, and nursery school to permit an increase in land area, building additions, and associated modifications to site design and development conditions. Located at 3012 Chain Bridge Rd., 3044 Jermantown Rd., 10429 and 10431 Miller Rd. on approx. 15.22 ac. of land zoned R-3. Tax Map 47-2 ((1)) 36A, 37, 38, and 52A and portions of Academic Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2007-PR-002.) **PROVIDENCE DISTRICT.**  
**D/O to 7/19/07**

**RZ 2005-PR-004 - ALI AJALLI, AREZOO SHEKARCHI** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.14 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Division Ave. and Oak St. on approx. 40,717 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 39-4 ((8)) 1. **PROVIDENCE DISTRICT.**  
**TEMPORARY WITHDRAWAL ACCEPTED**

Posted: 6/21/07  
Revised: 6/22/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 21, 2007**

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

**TEMPORARY WITHDRAWAL: ACCEPTED**  
RZ 2005-PR-004 - ALI AJALLI, AREZOO SHEKARCHI

**ADMINISTRATIVE ITEM: COMPLETED**  
BRIEFING - PARK PROFFER FORMULA (Staff: Sandy Stallman)

**FEATURE SHOWN: CONCUR**  
FS-V07-18 - T-Mobile, 3200 Mount Vernon Memorial Highway (Deadline: 8/13/07)

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RZ 2007-PR-002 - FLINT HILL SCHOOL **D/O to 7/19/07**  
SEA 84-P-105-03 - FLINT HILL SCHOOL **D/O to 7/19/07** (Staff: Jack Thompson)

- |   |   |
|---|---|
| 1. Sam O'Hanian, President<br>Oakmarr Courts HOA<br>10528 Elmsway Court<br>Oakton, VA 22124 | 4. James Jones<br>Oak Marr Subdivision HOA<br>2929 Aran Court<br>Oakton, VA 22124 |
| 2. Gina Jones<br>10505 Miller Road<br>Oakton VA 22124                                       | 5. Carolyn C. Belk<br>2923 Aran Court<br>Oakton, VA 22124                         |
| 3. Jeannette Santos<br>2925 Aran Court<br>Oakton, VA 22124                                  | 6. Samuel L. Belk<br>2923 Aran Court<br>Oakton, VA 22124                          |

FDPA 2002-DR-019 - MUSIC MAKERS MCLEAN, LLC **D/O to 6/27/07** (Staff: Peter Braham)

1. Eric Spector  
1450 Emerson Avenue, Unit 407  
McLean, VA 22102
2. James Peoples  
McLean Planning Committee  
6648 Hawthorne Street  
McLean, VA 22101

SE 2006-LE-032 - FOURTH HOTEL ASSOCIATES LIMITED PARTNERSHIP **APPROVAL RECOMMENDED** (Staff: Peter Braham)

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION****MEETING AGENDA****Wednesday, June 27, 2007**Posted: 3/6/07  
Revised: 6/28/07**KEY**  
P/H – Public Hearing  
D/O – Decision Only

The items listed below are 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><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 2002-DR-019 ( <i>Dranesville</i> )	Music Makers, LLC (1440 Emerson Avenue) (for private school of special education)	P. Braham	<b>APPROVED</b> (P/H on 6/21/07)

**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-L06-19 ( <i>Lee</i> )	T-Mobile (7700 Southern Drive)	A. Capps	<b>D/O to 7/11/07</b> (from 3/7/07)
CSPA 2003-MA-030 ( <i>Mason</i> )	Jefferson at Edsall RD, LP (5550 Bloomfield Dr @ I-395/Edsall RD intersection) (To amend signage plan)	W. O'Donnell	<b>APPROVED</b>

**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>
RZ 2007-SU-006 ( <i>Sully</i> )	Vahid K. Amin (N. side of Rt. 50, just e. of Loudoun County line) (From I-3 to I-5 for warehousing & associated retail use)	S. McKnight	<b>P/H to 7/11/07</b>
RZ 2007-PR-001 FDP 2007-PR-001 ( <i>Providence</i> )	DSF/Long Metro II, LLC DSF/Long Metro III, LLC (Gallow Rd & Merrilee Dr) (Mixed Use/TOD)	T. Strunk	<b>P/H to 7/12/07</b>
PCA 87-S-039-6 & FDPA 87-S-039-10 ( <i>Springfield</i> )	Fairfax Corner Retail LC	T. Strunk	<b>P/H to 7/26/07</b> (from 6/13/07)
RZ/FDP 2006-SU-025 & PCA 78-S-063-5 ( <i>Sully</i> )	Commonwealth Centre Investors LLC	J.D. Moss	<b>P/H to 9/27/07</b> (from 5/24/07)
RZ 2007-SU-005 FDP 2007-SU-005 ( <i>Sully</i> )	John Schick (W. side of West Ox Rd., just n. of Franklin Farm Rd.) (From R-1 to PDH-2 for four lots)	W. O'Donnell	<b>P/H to 7/11/07</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JUNE 27, 2007**

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion on proposed Policy Plan language addressing air quality and “green” building issues.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**FDPA 2002-DR-019 - MUSIC MAKERS MCLEAN, LLC** - Appl. to amend the final development plan for RZ 2002-DR-019 previously approved for mixed use development to permit a private school of special education (in one unit within approved commercial space) and associated changes to development conditions. Located at 1440 Emerson Ave. on approx. 4,550 sq. ft. of land zoned PRM, CRD, HC, and SC. Tax Map 30-2 ((53)) 110. **DRANESVILLE DISTRICT. APPROVED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-L06-19 - T-MOBILE NORTHEAST, LLC** - Appl. to develop a T-Mobile telecommunications facility consisting of a 150-foot monopole and related equipment located at 7700 Southern Drive. Tax Map 79-4 ((1)) 3E. Area IV. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **LEE DISTRICT. D/O to 7/11/07**

**CSPA 2003-MA-030 - JEFFERSON AT EDSALL ROAD, L.P.** - Appl. to amend the previously approved Comprehensive Sign Plan for CSP 2003-MA-030 to permit a revised comprehensive sign plan for mixed use development. Located on the S. side of Edsall Rd. and E. side of Bren Mar Dr. on approx. 11.95 ac. of land zoned PRM. Tax Map 81-1 ((1)) 7H pt. **MASON DISTRICT. APPROVED**

**RZ 2007-SU-005 - JOHN J. SCHLICK** - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.42 dwelling units per acre (du/ac). Located on the W. side of West Ox Rd. approx. 700 ft. N. of its intersection with Franklin Farm Rd. on approx. 2.11 ac. of land. Comp. Plan Rec: .5-1.0 with an option for 2.0. Tax Map 35-2 ((1)) 38. **SULLY DISTRICT. P/H to 7/11/07**

Posted: 6/27/07  
Revised: 6/28/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JUNE 27, 2007**

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

**DECISION ONLY:**

FDPA 2002-DR-019 - MUSIC MAKERS MCLEAN, LLC (P/H on 6/21/07) – **APPROVED**

**DEFERRAL:**

RZ 2007-SU-005 - JOHN J. SCHLICK – **P/H to 7/11/07**

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2232-L06-19 - T-MOBILE NORTHEAST, LLC – **D/O to 7/11/07**

- 1. Mary Lipsey  
8103 Adair Lane  
Springfield, VA 22151
- 2. Susan Jewell  
Springfield Civic Association  
7414 Essex Avenue  
Springfield, VA 22150

CSPA 2003-MA-030 - JEFFERSON AT EDSALL ROAD, L.P. – **APPROVED**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION****MEETING AGENDA****Thursday, June 28, 2007**Posted: 3/6/07  
Revised: 6/29/07**KEY**  
P/H – Public Hearing  
D/O – Decision Only

The items listed below are 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>
SE 2005-MV-017 (Mount Vernon)	Kevin J. O'Neill (1111 I Street) (4 Unit multi-family building in a floodplain)	C. Lewis	<b>D/O to 7/19/07</b> (from 5/10/07)
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>APPROVAL REC</b> (from 4/26/07) (d/o from 6/13/07)

**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>
S07-IV-RH1 (Lee District)	Out of Turn Plan Amendment (Lee Village at Silver Lake) (For Kingstowne Regional Library)	J. Bell	<b>P/H to 7/26/07</b>
ST06-III-UP2 (Hunter Mill)	Dept. of Planning & Zoning (for Lake Anne Village Center)	H. Merkel	<b>Indef Deferred</b> (from 5/31/07)
PCA 1999-MV-025-4 SE 2007-MV-005 (Mount Vernon)	Marketplace Car Wash, LLC (Car Wash @ Lorton Rd/Lorton Market Street)	C. Lewis	<b>P/H to 7/19/07</b>
RZ 2007-HM-008 (Hunter Mill)	Phillip & Melinda R. Pon (N. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Court) (From R-1 to R-2)	J. Thompson	<b>P/H to 7/19/07</b>
SE 2006-LE-026 (Lee)	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	<b>P/H to 7/25/07</b> (from 6/13/07)
PCA 1999-MV-025 & SE 2006-MV-033 (Mount Vernon)	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	C. Lewis	<b>P/H to 11/7/07</b> (from 6/14/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JUNE 28, 2007**

**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.

**ITEM SCHEDULED FOR PUBLIC HEARING**

**SE 2006-LE-026 - THE HOWARD GARDNER SCHOOL** - Appl. under Sect. 3-304 of the Zoning Ordinance to permit a private school of general education with a maximum enrollment of 48 students. Located at 4913 Franconia Rd. on approx. 1.36 ac. of land zoned R-3. Tax Map 82-3 ((1)) 3. **LEE DISTRICT. P/H to 7/25/07**

**PCA 1999-MV-025-03 - EXXON MOBIL CORPORATION** - Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a service station, car wash, and quick service food store and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.06. Located in the S.W. quadrant of the intersection of Lorton Rd. and Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) B. (Concurrent with SE 2006-MV-033.) **MOUNT VERNON DISTRICT. P/H to 11/07/07**

**SE 2006-MV-033 - EXXON MOBIL CORPORATION** - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a service station, car wash, and quick service food store. Located at 9400 Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Tax Map 107-4 ((23)) B. (Concurrent with PCA 1999-MV-025-03.) **MOUNT VERNON DISTRICT. P/H to 11/07/07**

**SE 2005-MV-017 - KEVIN J. O'NEILL** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses and fill in a floodplain. Located at 1111 I St. on approx. 9,900 sq. ft of land zoned R-20. Tax Map 93-2 ((7)) (4) 3. **MOUNT VERNON DISTRICT. D/O to 7/19/07**

Posted: 6/28/07  
Revised: 6/29/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JUNE 28, 2007**

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

**DECISION ONLY:**

SE 2006-LE-030 - PETROLEUM MARKETING GROUP, INC. (P/H on 4/26/07) **APPROVAL REC**

**DEFERRALS:**

PCA 1999-MV-025-03 - EXXON MOBIL CORPORATION - **P/H to 11/07/07**  
SE 2006-MV-033 - EXXON MOBIL CORPORATION - **P/H to 11/07/07**

SE 2006-LE-026 - THE HOWARD GARDNER SCHOOL - **P/H to 7/25/07**

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SE 2005-MV-017 - KEVIN J. O'NEILL (Staff: Cathy Lewis) **D/O to 7/19/07**

NO SPEAKERS