

March 2003

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><i>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</i></p> <p><i>All Planning Commission Meetings for the month of March will begin at 8:15 pm.</i></p>						1
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**Click on the desired
View Agenda or View Speaker's List
for detailed information.
(*The Speaker's List is available at 3:30 pm
on each individual meeting date.)**

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 5, 2003**

Posted: 12/2/02
Finalized: 2/28/03

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

**DUE TO PROBLEMS FULFILLING NOTICE REQUIREMENTS
FOR THE CASES BELOW, THE PLANNING COMMISSION MEETING
SCHEDULED FOR MARCH 5, 2003, HAS BEEN CANCELLED.**

**THE ENVIRONMENT COMMITTEE WILL MEET AS SCHEDULED
AT 7:00 PM IN THE BOARD CONFERENCE ROOM.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on March 5, 2003,
have been rescheduled as indicated below.**

ITEMS DEFERRED TO FUTURE DATES

Application	Applicant	Staff	PC Action
SE-2002-BR-044	Ravensworth Baptist Church & Annandale Play-Care, Inc.	F. Burnsynski	P/H to 3/6/03 (Admin. Moved)
SE-2002-HM-041	Greater Atlantic Bank	T. Swagler	P/H to 3/6/03 (Admin. Moved)
PCA/FDPA-1999-SU-043 (Springfield District) (Moved from 2/26/03)	Kustom Kastles LLC	K. Abrahamson	P/H to 3/6/03 (Admin. Moved)
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038 (Deferred from 1/15/03)	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	P/H to 3/6/03 (Admin. Moved)
PCA-91-S-009 (Moved from 3/6/03)	Michael & Buffa Hargett	D. Thomas	P/H to 3/6/03 (Admin. Moved)
SE-2002-SP-025 (Moved from 3/6/03)	Fair Oaks Child Development Center	D. Thomas	P/H to 3/6/03 (Admin. Moved)
SE-2002-MA-013	Abdulelah Al-Keliddar		P/H to 3/26/03 (Admin. Moved)
PCA/FDPA-84-P-002-3	Penderbrook Community Association	F. Burnszynski	P/H to 3/12/03 (Admin. Moved)
RZ/FDP-2002-HM-035 & PCA-79-C-037-4	Coppermine Associates, L.L.C. & Dulles Tech, L.C.	W. Mayland	P/H to 3/26/03 (Admin. Moved)

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 5, 2003**

Posted: 2/19/03

7:00 p.m. The Planning Commission's **Environment Committee** will meet in the Board Conference Room to continue discussions related to proposed amendments to the Chesapeake Bay Preservation Ordinance.

PLANNING COMMISSION
MEETING AGENDA
Thursday, March 6, 2003

Posted: 12/2/02
 Finalized: 3/7/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

Application	Applicant	Staff	PC Action
Zoning Ordinance Work Program			Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE-2002-BR-044 (Moved from 3/5/03)	Ravensworth Baptist Church & Annandale Play-Care, Inc.	F. Burnsynski	Rec. Approval
PCA-91-S-009 (Moved from 3/5/03)	Michael & Buffa Hargett	D. Thomas	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

Application	Applicant	Staff	PC Action
PCA/FDPA-1999-SU-043 (Springfield District) (Moved from 3/5/03)	Kustom Kastles LLC	K. Abrahamson	P/H to 3/19/03 (Motion to Defer)
SE-2002-SP-025 (Moved from 3/5/03)	Fair Oaks Child Development Center	D. Thomas	P/H to 4/2/03 (Motion to Defer)
SE-2002-HM-041 (Moved from 3/5/03)	Greater Atlantic Bank	T. Swagler	P/H to 4/10/03 (Motion to Defer)
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038 (Moved from 3/5/03)	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	P/H to 6/11/03 (Motion to Defer)
RZ/FDP-2002-MV-037	National Capital Land & Development	C. Belgin	P/H to 3/26/03 (Admin. Moved)
Zoning Ordinance Amendment (Portable Signs)		D. Kinney	P/H to 4/2/03 (Admin. Moved)
PCA-1998-LE-048-2 & FDPA-1998-LE-048-1-2 (Moved from 1/9/03)	MPW LLC	P. Braham	P/H to 5/15/03 (Admin. Moved)
Chesapeake Bay Ordinance Amendments (PFM, Subdivision Ordinance, Zoning Ordinance & Chap. 104 Amends.) (P/H on 1/15/03)		J. Friedman	D/O to 4/10/03 (Admin. Moved)

ITEMS WITHDRAWN

Application	Applicant	Staff	PC Action
2232-D02-4 & SEA-97-D-020 (P/H on 1/29/03) (Moved from 2/20/03)	Verizon Virginia, Inc.	C. Belgin	Withdrawn

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 6, 2003**

*Posted: 2/19/03
Finalized: 3/7/03*

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

Braddock District

SE-2002-BR-044 - RAVENSWORTH BAPTIST CHURCH & ANNANDALE PLAY-CARE, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to permit existing church with child care center to permit increase in enrollment and to amend development conditions. Located at 5100-A Ravensworth Rd. on approx. 4.54 ac. of land zoned R-3. Tax Map 70-4 ((6)) A.

Springfield District

PCA-91-S-009 - MICHAEL AND BUFFA HARGETT - Appl. to amend the proffers for RZ-91-S-009 to permit modification of proffers for existing residential development at a density of 1.4 dwelling units per acre (du/ac) with no new construction. Located on the N. side of Ox Rd., approx. 450 ft. W. of its intersection with South Run Oak Dr. on approx. 1.83 ac. of land zoned R-2. Comp. Plan Rec: 0.5-1 du/ac. Tax Map 97-1 ((10)) 1.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 6, 2003**

DEFERRALS: PCA-1999-SU-043/FDPA-1999-SU-043 - KUSTOM KASTLES LLC - P/H to 3/19/03
SE-2002-SP-025 - FAIR OAKS CHILD DEVELOPMENT CENTER - P/H to 4/2/03
RZ-2001-DR-038 - FAIRFAX COUNTY PARK AUTHORITY - P/H to 6/11/03
RZ-2001-DR-013 - (TRUSTEES OF) TEMPLE RODEF SHALOM " " "
SEA-97-D-038 - (TRUSTEES OF) TEMPLE RODEF SHALOM " " "
SE-2002-HM-041 - GREATER ATLANTIC BANK - P/H to 4/10/03

WITHDRAWAL: 2232-D02-4 - VERIZON VIRGINIA (P/H held on 1/29/03)
(Formerly D/O) SEA-97-D-020 - VERIZON VIRGINIA (" " " ")

PCA-91-S-009 - MICHAEL & BUFFA HARGETT

NO SPEAKERS

SE-2002-BR-044 - RAVENSWORTH BAPTIST CHURCH & ANNANDALE PLAY-CARE, INC.

NO SPEAKERS

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 12, 2003**

Posted: 12/2/02
Revised: 3/13/03

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, scroll down to the next page 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>
S02-I-B1 (Mason) (P/H on 9/26/02) (Moved from 2/27/03)	Out-of-Turn Plan Amendment	C. Quintero Johnson	Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-84-M-089-3 (Formerly SE-2002-MA-043) (Moved from 2/19/03)	Jerry's Ford, Inc.	F. Burnsyznski	D/O to 3/13/03 (Admin. Moved)
SE-2002-PR-040 (Moved from 2/19/03)	Fairfax Plaza Company	W. Mayland	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-SP-032 (Moved from 2/5/03)	Landmaster Inc.	W. Mayland	P/H to 4/30/03 (Motion to Defer)
2232-P02-20 (P/H on 2/20/03) (Moved from 2/27/03)	Fairfax County Park Authority	W. Hagan	D/O to 4/3/03 (Motion to Defer)
Chesapeake Bay Ordinance Amendments (PFM, Subdivision Ordinance, Zoning Ordinance & Chap. 104 Amends.) (P/H on 1/15/03) (Moved from 3/6/03)		J. Friedman	D/O to 4/10/03 (Motion to Defer)
SE-2002-MA-034	Teo Chew Association	D. Thomas	P/H to 4/23/03 (Motion to Defer)
PCA/FDPA-84-P-002-3 (Moved from 3/5/03)	Penderbrook Community Association	F. Burnsyznski	P/H to 4/23/03 (Admin. Moved)
SE-2002-DR-036	Daleview Nursery & Maison Et Jardin	D. Thomas	P/H to 5/1/03 (Admin. Moved)
PCA-83-P-107-3	Community Centers One, LLC	F. Burnsyznski	Deferred Indefinitely (Admin. Moved)
SE-2002-SP-037 (Moved from 1/8/03)	Magic Moment Children's Centre	W. Mayland	Deferred Indefinitely (Motion to Defer)

PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 12, 2003

Posted: 2/19/03
Finalized: 3/13/03

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference for a briefing by Department of Transportation staff on townhouse parking requirements.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

Mason District

S02-I-B1 – OUT OF TURN PLAN AMENDMENT - Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning property fronting on Landess St. & parcels 61-3 ((8))1 & 3; excluding other property adjacent to Braddock Rd. or Summit Pl. The area is planned for residential use at 2-3 dwelling units per acre. The Plan Amendment will consider increasing permitted residential use to 4-5 dwelling units per acre. (DECISION ONLY)

SEA-84-M-089-3 - JERRY'S FORD, INCORPORATED - Appl. under Sect. 4-604, 9-612 and 9-620 of the Zoning Ordinance to amend SE-84-M-089 previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space requirement to permit waiver of certain sign regulations. Located at 6510 Little River Tnpk. on approx. 7.68 ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 23.

Providence District

SE-2002-PR-040 - FAIRFAX PLAZA COMPANY LP - Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 2960-2988 Gallows Rd. on approx. 4.13 ac. of land zoned I-5. Tax Map 49-4 ((1)) 13 pt.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 12, 2003**

DEFERRALS: CHESAPEAKE BAY AMENDMENTS (P/H held on 1/15/03) - D/O to 4/10/03
RZ-2002-SP-032 - LANDMASTER, INC. - P/H to 4/30/03
SE-2002-SP-037 - MAGIC MOMENT CHILDREN'S CENTRE INC. - P/H indefinitely
SE-2002-MA-034 - TEO CHEW ASSOCIATION - P/H to 4/23/03
2232-P02-20 - FAIRFAX CO. PARK AUTHORITY (P/H held on 2/20/03)

DECISION: S02-I-B1 - OUT-OF-TURN PLAN AMENDMENT (Mason) (P/H held on 9/26/02)

SEA-84-M-089-3 - JERRY'S FORD, INCORPORATED

NO SPEAKERS

SE-2002-PR-040 - FAIRFAX PLAZA COMPANY LP

NO SPEAKERS

**PLANNING COMMISSION
MEETING AGENDA
Thursday, March 13, 2003**

Posted: 12/2/02
Finalized: 3/14/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

WORKSHOP SCHEDULED

Capital Improvement Program (C.I.P.) Workshop

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-84-M-089-3 (Formerly SE-2002-MA-043) (P/H on 3/12/03)	Jerry's Ford, Inc.	F. Burnsynski	Rec. Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

None scheduled.

ITEMS DEFERRED TO FUTURE DATES

None deferred.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 13, 2003**

*Posted: 2/19/03
Finalized: 3/14/03*

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

Countywide

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP - A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2004-2008 (with future Fiscal Years to 2010), with briefings from various County agencies.

Mason District

SEA-84-M-089-3 - JERRY'S FORD, INCORPORATED - Appl. under Sect. 4-604, 9-612 and 9-620 of the Zoning Ordinance to amend SE-84-M-089 previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space requirement to permit waiver of certain sign regulations. Located at 6510 Little River Tnpk. on approx. 7.68 ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 23. **(DECISION ONLY)**

AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 13, 2003

DECISION: SEA-84-M-089-3 - JERRY'S FORD, INC. (P/H on 3/12/03)

NO PUBLIC HEARINGS

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) FY 2004-2008 WORKSHOP

- I. Introductory Remarks – Rob Stalzer, Deputy County Executive, and Martha Reed, Department of Management and Budget

- II. Agency Briefings
 - 1) Facilities Management - James Patteson
 - 2) Park Authority - Ted Zavora
 - 3) Libraries - Sam Clay
 - 4) Fairfax-Falls Church Community Services Board - Pam Gannon
 - 5) Family Services - Kathy Froyd
 - 6) Community & Recreation Services - Evan Braff
 - 7) Schools - Gary Chevalier
 - 8) Housing & Community Development - John Payne
 - 9) Police - Major Shawn Barrett
 - 10) Fire and Rescue - Assistant Chief Michael Neuhard
 - 11) DPWES, Stormwater Planning - Harbans Matharoo
 - 12) Transportation (public transit only) - Mike Lake

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 19, 2003**

Posted: 12/2/02
Finalized: 3/19/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-85-V-151	M&K Realty, LLC	C. Belgin	Rec. Approval
DPA-B-846-2 (Hunter Mill) (Moved from 1/16/03)	Exxon Mobil	C. Belgin	Rec. Approval
RZ-2002-MV-027 (Deferred from 1/15/03)	Jagdish Berry	F. Burnsynski	Rec. Approval
SEA-97-Y-058 (Moved from 2/19/03)	Verizon	F. Burnszynski	Rec. Approval
2232-V01-27 (Moved from 2/19/03)	Sprint	D. Jillson	Approved
PCA/FDPA-1999-SU-043 (Springfield District) (Deferred from 3/6/03)	Kustom Kastles LLC	K. Abrahamson	D/O to 4/3/03
SE-97-Y-042 (Moved from 2/26/03)	FAI Old Centreville LLC	D. Thomas	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-SU-029 (Moved from 2/5/03)	Landmark Property Development, LLC	T. Swagler	P/H to 3/20/03 (Admin. Moved)
SEA-85-M-086 (Moved from 2/5/03)	Radley Acura	T. Swagler	P/H to 3/20/03 (Admin. Moved)
SE-01-MV-005 (Moved from 3/20/03)	William A. Kinder	M. Godfrey	P/H to 6/12/03 (Admin. Moved)
RZ/FDP-2002-HM-024 (P/H on 1/29/03) (Moved from 2/26/03)	Engle Homes of Virginia	D. Thomas	D/O to 4/23/03 (Motion to Defer)

ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-95-S-015	CoxCom, Inc./D/B/A Cox Communications of Northern Virginia	T. Swagler	Withdrawn

PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 19, 2003

Posted: 3/6/03
Finalized: 3/19/03

7:00 p.m. The Planning Commission's **Environment Committee** met in the Board Conference Room to continue discussions related to proposed amendments to the Chesapeake Bay Preservation Ordinance.

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

Hunter Mill District

DPA-B-846-2 - EXXON MOBIL CORPORATION - Appl. to amend the Development Plan for RZ-B-846 previously approved for a service station and car wash to permit reconstruction of the existing service station and car wash to add a quick service food store, and to designate the site as convention/conference center with an overall Floor Area Ratio (FAR) of 0.06. Located on the W. side of Sunrise Valley Dr., approx. 500 ft. N. of its intersection with Reston Pkwy. on approx. 1.86 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-3 ((3)) 3.

Mount Vernon Mill District

2232-V01-27 - SPRINT PCS - Appl. to construct a telecommunications facility, consisting of a 120-ft. tall monopole, panel antennas, and equipment cabinets, at 7400 Block of Lockport Pl., Lorton. Tax Map 108-1 ((1)) 1H.

RZ-2002-MV-027 - JAGDISH BERRY - Appl. to rezone from R-8 to R-8 to permit residential development at a density of 6.17 dwelling units per acre (du/ac) and waiver of the minimum district size. Located in the S.W. quadrant of the intersection of Edinburgh Dr. and Lake Pleasant Dr. on approx. 1.62 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 98-2 ((8)) G.

PCA-85-V-151 - M&K REALTY, LLC - Appl. to amend the proffers for RZ-85-V-151 previously approved for office use to permit contractor's office and shops and other commercial uses with an overall Floor Area Ratio (FAR) of 0.35. Located generally in the N.E. quadrant of the intersection of Richmond Hwy. and Beddoo St. on approx. 1.97 ac. of land zoned C-8, HC and CRD. Comp. Plan Rec: Alternative uses. Tax Map 93-1 ((1)) 21 and 24.

Springfield District

PCA-1999-SU-043/FDPA-1999-SU-043 - KUSTOM KASTLES L.L.C. - Appls. to amend the proffers, conceptual and final development plans for RZ-1999-SU-043 to permit residential development at a density of 1.98 dwelling units per acre (du/ac) overall. Located on the W. side of Forest Hills Dr., approx. 1,500 ft. S. of Lee Hwy. on approx. 12.53 ac. of land zoned PDH-2. Comp. Plan Rec: Fairfax Center Area: 2 du/ac at overlay level. Tax Map 56-2 ((22)) A, 23; 56-4 ((15)) 1, 9-20, 29 and 30.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 19, 2003**

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Sully District (cont.)

SEA 97-Y-058 - WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, SEA Appl. under Sect(s). 3-C04 of the Zoning Ordinance to amend SE 97-Y-058 previously approved for a telecommunications facility to permit modifications to development conditions. Located at 15717 Lee Hwy. on approx. 6.46 ac. of land zoned R-C, WS and NR. Tax Map 64-1 ((1)) 17 pt., 38 pt. and 39 pt.

SE-97-Y-042 - FAI OLD CENTREVILLE LLC - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 13810 Braddock Rd. on approx. 15.90 ac. of land zoned C-6, HC, SC and WS. Tax Map 54-4 ((1)) 87C.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2003**

DEFERRAL: RZ/FDP-2002-HM-024 - ENGLE HOMES VIRGINIA - D/O to 4/23/03

DPA-B-846-2 - EXXON MOBIL CORP.
(Hunter Mill)

SEA-97-Y-058 - VERIZON WIRELESS
(w/FS-Y01-40 and FS-Y02-22)

NO SPEAKERS

NO SPEAKERS

PCA-85-V-151 - M & K REALTY LLC

SE-97-Y-042 - FAI OLD CENTREVILLE

NO SPEAKERS

NO SPEAKERS

2232-V01-27 - SPRINT PCS

RZ-2002-MV-027 - JAGDISH BERRY

NO SPEAKERS

1. Ray Dennis
Townhomes of Saratoga
8005 Revenna Lane
Springfield, VA 22153
2. Linda Burke
Saratoga Recretation Group
8010 Sleepy View Lane
Springfield, VA 22153

PCA/FDPA-1999-SU-043 - KUSTOM KASTLES LLC (Springfield)

- | | |
|---|--|
| <ol style="list-style-type: none">1. Dave Russell
11607 Kenwood Terrace
Fairfax, VA 220302. Maureen Amendola
11402 Log Ridge Drive
Fairfax, VA 220303. Ben Bovee
4433 Village Drive
Fairfax, VA 22030 | <ol style="list-style-type: none">4. Neal Moodhe
Lee High Village Civic Association
11729 Larry Road
Fairfax, VA 220305. Jacqueline Wise
11600 Leehigh Drive
Fairfax, VA 220306. Mary Jo O'Connell
9888 Burke Pond Court
Burke, VA 22015 |
|---|--|

**PLANNING COMMISSION
MEETING AGENDA
Thursday, March 20, 2003**

Posted: 12/2/02
Finalized: 3/21/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-Y01-40	Nextel		Approved
FS-Y02-22	Verizon		Approved

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Program			Markup on 4/3/03
Zoning Ordinance Amendment (CRD Parking)		S. Epstein	D/O to 4/3/03
RZ-2002-SU-029 (Moved from 3/19/03)	Landmark Property Development, LLC	T. Swagler	Rec. Approval
Zoning Ordinance Amendment (Signs for Places of Worship)		J. Collins	Rec. Approval
RZ-2002-PR 031 (Moved from 2/27/03)	Ernesto Castro	M. Stanfield	P/H to 4/3/03
Subdivision Ordinance Amendment (Illegal Lots) (Moved from 2/26/03)		J. Friedman	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-01-MV-005 (Moved from 1/16/03)	William A. Kinder	M. Godfrey	P/H to 3/19/03 (Admin. Moved)
SEA-85-M-086 (Moved from 3/19/03)	Radley Acura	T. Swagler	P/H to 4/30/03 (Admin. Moved)

ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDP-2002-SU-029 (Moved from 3/19/03)	Landmark Property Development, LLC	T. Swagler	Withdrawn

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 20, 2003**

*Posted: 3/6/03
Finalized: 3/21/03*

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

Countywide

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) - A public hearing will be held on the Advertised Capital Improvement Program, Fiscal Years 2004-2008 (with Future Fiscal Years to 2013.)

SUBDIVISION ORDINANCE (ILLEGAL LOTS) - Appl to consider amendments to Chapter 101 of the County Code which address issues related to the validation of lots that were not legally created. The proposed amendments would validate all divisions of land that occurred prior to September 1, 1947, and that met all applicable provisions of the Zoning Ordinance in effect at the time the division of land occurred. The proposed amendments would also validate all subdivisions of property undertaken by recordation of a plat approved by the County that complied with all applicable provisions of the Subdivision Ordinance and Zoning Ordinance in effect at the time the plat was recorded even though the lot or parcel being subdivided was not a legally created lot or parcel. The proposed amendments would also allow validation, upon approval of a validation plat and subject to stipulated conditions, of individual parcels that were created in violation of provisions of the Subdivision Ordinance after August 31, 1947, provided that: a) the parcel met all applicable provisions of the Zoning Ordinance in effect at the time the parcel was created or at the time of validation; and b) the parcel has sufficient frontage on a public street, or obtains a waiver of the street frontage requirement. The proposed amendments would allow validation, upon approval of a validation plat and subject to stipulated conditions, of individual parcels that were created in violation of provisions of the Subdivision Ordinance, provided that on August 14, 1978, and at the time of the request for validation, there is an existing single family home on the parcel, or the County issued a building permit for construction of a single family home on the parcel, the construction was in fact completed, and there is an existing single family home at the time of the request for validation. Parcels created after the effective date of the amendments may not be validated until 2 years after the date the parcel was recorded and then only if the owner(s) have not been notified by the County during that 2-year period that the purported subdivision was illegal. The proposed amendments would become effective on March 11, 2003, at 12:01 a.m.

ZONING ORDINANCE AMENDMENT (CRD PARKING) - Appl. to amend Chapter 112 of the Zoning Ordinance as follows: Revisions to the off-street parking provisions for non-residential uses within Commercial Revitalization Districts/Areas.

ZONING ORDINANCE AMENDMENT (SIGN PROVISIONS FOR PLACES OF WORSHIP) - Appl. to amend Chapter 112 of the Zoning Ordinance as follows: Revisions to the sign provisions for places of worship when more than one congregation shares space in the same facility.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 20, 2003**

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Sully District

RZ-2002-SU-029 - LANDMARK PROPERTY DEVELOPMENT, LLC - Appl. to rezone from R-1, HC and WS to R-3, HC and WS to permit cluster residential development at a density of 2.76 dwelling units per acre (du/ac). Located in the N.E. quadrant of Chantilly Rd. and Lee Jackson Memorial Hwy. on approx. 2.89 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 34-4 ((5)) B.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 20, 2003**

DEFERRAL: RZ-2002-PR-031 - ERNESTO V. AND NILA M. CASTRO - P/H to 4/3/03

FEATURES SHOWN: FS-Y01-40 - Nextel, 15717 Lee Highway
FS-Y02-22 - Verizon, 15717 Lee Highway

ZONING ORDINANCE AMENDMENT (Signs for Places of Worship) (Moon)

No Speakers

ZONING ORDINANCE AMENDMENT (CRD/Area Off-Street Parking) (Alcorn)

1. Jack Wilbern
McLean Revitalization Corp.
6718 Whittier Avenue, #120
McLean, VA 22101

RZ-2002-SU-029 - LANDMARK PROPERTY DEVELOPMENT, LLC

1. Sam Conwell
3924 Chantilly Road
Chantilly, VA 20151
2. Richard Hutchison
13648 Birch Drive
Chantilly, VA 20151
3. Elinor Schneider
3920 Downs Drive
Chantilly, VA 20151

CAPITAL IMPROVEMENT PROGRAM (FY2004 - FY2008)

- | | |
|---|---|
| <ol style="list-style-type: none">1. Winifred Shapiro, Chairman
Fairfax County Park Authority Board
10424 Collingham Drive
Fairfax, VA 220322. Nell Hurley
4502 Olley Lane
Fairfax, VA 220323. Charles Fegan
Library Board of Trustees
Braddock District
4715 Declaration Court
Annandale, VA 22003 | <ol style="list-style-type: none">4. Anne Andrews
Mount Vernon Community Mental Health
Center Advisory Board
8819 Holland Road
Alexandria, VA 223065. Walter Duka, Vice President
Woodburn Foundation
Woodburn Mental Health Center
3340 Woodburn Road
Annandale, VA 22003 |
|---|---|

SUBDIVISION ORDINANCE AMENDMENT (Illegal Lots) (Moon)

1. Louis Genuario, Jr.
Genuario Properties, NVBIA
and Engineering & Surveyors Institute
8400 Radford Avenue
Alexandria, VA 22309
2. Mary Kearny
1144 Waverly Way
McLean, VA 22101
3. Nancy Gibb, Esquire
1617 Maddox Lane
McLean, VA 22101
4. Earl Elliott
2825 Woodlawn Trail
Alexandria, VA 22306
5. James Hart
6504 Trillium House Lane
Centreville, VA 20120
6. William Baskin, Esquire
301 Park Avenue
Falls Church, VA 22046
7. Caroline Baldwin
8965 Fort Hunt Road
Alexandria, VA 22308
8. Mark Goetzman, Esquire
Walsh, Colucci, et al
2200 Clarendon Boulevard
Arlington, VA 22201
9. Henry Mackall, Esquire
4031 Chain Bridge Road
Fairfax, VA 22030
10. Stephen Fox, Esquire
10511 Judicial Drive, Suite 112
Fairfax, VA 22030
11. James Downey, Esquire
Address unknown
12. Bill Gorman, Esquire
Address unknown
13. Meeta Cruz
12733 Lee Highway
Fairfax, VA 22030
14. John Joy
Address unknown
15. Jill Martin
Address unknown
16. Jerome Baker, Esquire
Address unknown
17. Alvin Meadows
5400 Ruby Drive
Fairfax, VA 22030

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 26, 2003**

Posted: 12/2/02
Revised: 3/27/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
2232-H02-21 (P/H on 12/12/02) (Moved from 1/23/03)	Sprint PCS	D. Jillson	Deferred Indefinitely

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE-2002-MA-013 (Moved from 3/5/03)	Abdulelah Al-Keliddar	D. Thomas	Rec. Denial
SE-2002-MA-045	Enterprise Leasing Company d/b/a Enterprise Rent-A-Car	K. Shields	D/O to 4/2/03
RZ/FDP-2002-HM-035 & PCA-79-C-037-4 (Moved from 3/5/03)	Coppermine Associates, L.L.C. & Dulles Tech, L.C.	W. Mayland	D/O to 3/27/03
RZ/FDP-2002-MV-037 (Moved from 3/6/03)	National Capital Land & Development	C. Belgin	D/O to 4/24/03
PCA-84-D-049-5 & FDPA-84-D-049-6 (Providence) (Moved from 2/26/03)	Tysons II Land Co.	P. Braham	D/O to 3/27/03

ITEMS DEFERRED TO FUTURE DATES

Application	Applicant	Staff	PC Action
RZ/FDP-2002-SP-006	Zia Hassan	W. Mayland	P/H to 6/11/03 (Admin. Moved)

PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 26, 2003

Posted: 3/13/03
Finalized: 3/27/03

NOTICE: The Planning Commission's **Capital Improvement Plan (CIP) Committee** meeting scheduled for this evening **HAS BEEN CANCELLED.**

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

Hunter Mill District

RZ-2002-HM-035/FDP-2002-HM-035 - COPPERMINE ASSOCIATES, LLC AND DULLES TECH, LC - Appls. to rezone from PDC, C-3 and I-4 to PDH-12 to permit residential development at a density of 11.3 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located N. of Coppermine Rd., and E. and W. of River Birch Rd. on approx. 56.31 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 15-4 ((1)) 10, 19, 20 and 35 and 16-3 ((1)) 32B. (Concurrent with PCA-79-C-037-4.)

PCA-79-C-037-4 - DULLES TECH LC - Appl. to amend the proffers for RZ 79-C-037 to sever 27.50 ac. of land to permit residential development associated with RZ/FDP 2002-HM-035. Located N. of Coppermine Rd., E. and W. of River Birch Rd. on approx. 27.50 ac. of land zoned I-4. Comp. Plan Rec: 8-12 du/ac. Tax Map 15-4 ((1)) 35 and 16-3 ((1)) 32B. (Concurrent with RZ/FDP 2002-HM-035.)

Mason District

SE-2002-MA-045 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR - Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a vehicle rental establishment and modifications/waivers in a CRD. Located at 7000 – 7060 Columbia Pi. on approx. 5.30 ac. of land zoned C-6, HC, SC and CRD. Tax Map 60-3 ((1)) 21, 21A and 21B.

SE-2002-MA-013 - ABDULELAH AL-KELIDDAR - Appl. under Sects. 4-504, 7-607 and 9-610 of the Zoning Ordinance to permit a service station/mini-mart and a waiver of the minimum lot size in a Highway Corridor Overlay District. Located at 6401 Columbia Pi. on approx. 32,696 sq. ft. of land zoned C-5 and HC. Tax Map 61-3 ((3)) 1.

Mt. Vernon District

RZ-2002-MV-037/FDP-2002-MV-037 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC. - Appls. to rezone from R-1 to PDH-5 to permit residential development at a density of 4.92 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Pohick Rd., approx. 200 ft. N. of Waldren Dr. on approx. 5.69 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 107-2 ((1)) 11; 108-1 ((1)) 43 and 45A.

**PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 26, 2003**

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Providence District

PCA-84-D-049-5/FDPA-84-D-049-6 - TYSONS II LAND COMPANY, LLC - Appls. to amend the proffers and conceptual and final development plans for RZ-84-D-049 to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.45. Located N. of Chain Bridge Rd. and E. of International Dr. on approx. 57.44 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed use. Tax Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C and 6.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 26, 2003**

DEFERRALS: 2232-H02-21 - SPRINT PCS (P/H held on 12/12/02) - Defer D/O indefinitely

PCA-84-D-049-5 & FDPA-84-D-049-6
TYSONS II LAND COMPANY LLC.

RZ-2002-MV-037 & FDP-2002-MV-037
NATL. CAPITAL LAND & DEVELOPMENT

1. William Byrnes
7921 Old Falls Road
McLean, VA 22102
2. Jack Herrity
10335 Democracy Lane
Fairfax, VA 22030
3. Clark Tyler, President
Hallcrest Heights HOA
7327 Eldorado Street
McLean, VA 22102
4. Patty Nicoson
Dulles Corridor Rail Association
11800 Sunrise Valley Drive
Reston, VA 20191
5. Adrienne Whyte
McLean Citizens Association
6704 West Falls Way
Falls Church, VA 22046

1. Richard Hunter
Washington Square Homes
7716 Wolford Way
Lorton, VA 22079
2. Steve Fortunato
7702 Wolford Way
Lorton, VA 22079
3. Anthony Bennett
7722 Wolford Way
Lorton, VA 22079
4. Martina Stewart
7619 Buckland Place
Lorton, VA 22079
5. Kathryn Poling
7663 Graysons Mill Lane
Lorton, VA 22079

RZ-2002-HM-035 & FDP-2002-HM-035
COPPERMINE ASSOCIATES & DULLES TECH
PCA-79-C-037-4 - DULLES TECH LC

SE-2002-MA-045 - ENTERPRISE LEASING

1. Donna Heath
McNair Farms West, Section 1
13502 Nickleback Court
Herndon, VA 20171
2. Ralph Duke
Beacon Hill Missionary Baptist Church
2472 Centreville Road
Herndon, VA 20171

1. David Huddleston, President
Broyhill Crest Citizens Association
7415 Annanwood Court
Annandale, VA 22003

SE-2002-MA-013 - ABDULELAH AL-KELIDDAR

NO SPEAKERS

**PLANNING COMMISSION
MEETING AGENDA
Thursday, March 27, 2003**

Posted: 12/2/02
Finalized: 3/31/03

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

WORKSHOP SCHEDULED

Zoning Ordinance Amendment – Outdoor Lighting Standards Workshop

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B02-18	Nextel		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-HM-035 & FDP-2002-HM-035 & PCA-79-C-037-4 & (P/H on 3/26/03)	Coppermine Associates, L.L.C. & Dulles Tech, L.C.	W. Mayland	Rec. Approval Approved Rec. Approval
PCA-84-D-049-5 & FDPA-84-D-049-6 (Providence) (P/H on 3/26/03)	Tyson's II Land Co.	P. Braham	D/O to 4/3/03

ITEMS SCHEDULED FOR PUBLIC HEARING

None.

PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 27, 2003

Posted: 3/13/03
Finalized: 3/31/03

NOTICE: The Planning Commission's **Parks Committee** meeting scheduled for this evening **HAS BEEN CANCELLED**. The meeting will be rescheduled at a later date.

8:15 p.m. The Planning Commission held a workshop on the **proposed Zoning Ordinance Amendment on outdoor lighting standards**.

NOTE: This workshop was open to the public; however, no public testimony was heard. A public hearing on this proposal is scheduled for Thursday, May 1, 2003.

Hunter Mill District

RZ-2002-HM-035/FDP-2002-HM-035 - COPPERMINE ASSOCIATES, LLC AND DULLES TECH, LC - Appls. to rezone from PDC, C-3 and I-4 to PDH-12 to permit residential development at a density of 11.3 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located N. of Coppermine Rd., and E. and W. of River Birch Rd. on approx. 56.31 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 15-4 ((1)) 10, 19, 20 and 35 and 16-3 ((1)) 32B. (Concurrent with PCA-79-C-037-4.) **(DECISION ONLY)**

PCA-79-C-037-4 - DULLES TECH LC - Appl. to amend the proffers for RZ 79-C-037 to sever 27.50 ac. of land to permit residential development associated with RZ/FDP 2002-HM-035. Located N. of Coppermine Rd., E. and W. of River Birch Rd. on approx. 27.50 ac. of land zoned I-4. Comp. Plan Rec: 8-12 du/ac. Tax Map 15-4 ((1)) 35 and 16-3 ((1)) 32B. (Concurrent with RZ/FDP 2002-HM-035.) **(DECISION ONLY)**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 27, 2003**

DECISIONS: PCA-84-D-049-5 - TYSONS II LAND COMPANY LLC (P/H on 3/26/03) - to 4/3/03
FDPA-84-D-049-6 - TYSONS II LAND COMPANY LLC " " "
RZ-2002-HM-035 - COPPERMINE ASSOCIATES & DULLES TECH (P/H on 3/26/03)
FDP-2002-HM-035 - COPPERMINE ASSOCIATES & DULLES TECH " " "
PCA-79-C-037-4 - DULLES TECH LC - " " "

FEATURE SHOWN: FS-B02-18 - Nextel Communications - 8100 Braddock Road - 3/31/03

WORKSHOP

ZONING ORDINANCE AMENDMENT
(Outdoor Lighting Standards)
(Wilson)