

# March 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.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1 <i>View Agenda</i> <i>View Speakers List *</i>	2	3
4	5	6	7 <i>View Agenda</i> <i>View Speakers List *</i>	8 <i>View Agenda</i> <i>View Speakers List *</i>	9	10
11	12	13	14 <i>View Agenda</i> <i>View Speakers List *</i>	15 <i>View Agenda</i> <i>View Speakers List *</i>	16	17 
18	19	20	21 <i>View Agenda</i> <i>View Speakers List *</i>	22 <i>View Agenda</i> <i>View Speakers List *</i>	23	24
25	26	27	28 <b>PC MEETING CANCELLED</b>	29 <i>View Agenda</i> <i>View Speakers List *</i>	30	31

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**

**Thursday, March 1, 2007**

Posted: 10/4/06  
Revised: 3/2/2007

**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.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-P06-109	Clearwire, US LLC	D. Jillson	<b>CONCUR</b>

**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>
PCA 91-Y-010-4 & FDPA 91-Y-010-3 (Sully)	Sky06, LLC (6206 Multiplex Drive) (to permit private school)	J.D. Moss	<b>APPROVAL REC APPROVED</b>
FDPA 82-P-069-6-9 (Springfield)	CRP Fair Lakes, LP	C. Lee	<b>APPROVED</b> (from 1/25/07)

**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>
ZO Amendment (Countywide) (Commissioner Alcorn)	Basement emergency access (Handled by Zoning Interpretation)	D. Pesto	<b>No longer Needed</b> (from 1/25/07)
ZO Amendment (Countywide)	State Code non-conformities	P. Mathes	<b>P/H to 4/19/07</b> (from 2/14/07)
SE 2006-MA-027 (Mason)	Joanne Krause 8106 Accotink Drive (Fill in Floodplain)	T. Strunk	<b>P/H to 2/22/07</b>
RZ 2005-LE-025 & FDP 2005-LE-025 (Lee)	Midtown Springfield LLC	P. Braham	<b>P/H to 7/12/07</b> (from 9/21 & 11/16/06)
SEA 81-M-097-4 (Mason)	CCP Shirley Highway, Inc. and Petroleum Marketing Group, Inc.	T. Strunk	<b>P/H to 4/4/07</b>
ZO Amendment (Countywide) (Commissioner Alcorn)	ADU Amendments	D. Pesto	<b>P/H to 3/15/07</b>
RZ 2006-LE-018 (Lee)	Fleet Drive LLC	C. Lewis	<b>P/H to 3/7/07</b> (from 1/25/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 1, 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.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2006-LE-018 - FLEET DRIVE LLC** - Appl. to rezone from R-1 and R-3 to R-12 to permit residential development at a density of 8.31 dwelling units per acre (du/ac). Located on the W. side of Beulah St. and the E. side of Fleet Dr. at its intersection with Gravel Ave. on approx. 5.90 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 91-1 ((1)) 58, 59A, 59B, and 60; 91-1 ((5)) 2-6. **LEE DISTRICT. P/H TO 3/7/07**

**FDPA 82-P-069-06-09 - CRP FAIR LAKES, L.P.** - Appl. to amend the sixth final development plan for FDP 82-P-069 previously approved for mixed use development to permit building additions and site modifications to an existing hotel and associated changes to development conditions. Located in the S.E. quadrant of the intersection of Fairfax County Pkwy. and Fair Lakes Ci. on approx. 7.68 ac. of land zoned PDC and WS. Tax Map 55-2 ((1))7A and 7B. **SPRINGFIELD DISTRICT. APPROVED**

**PCA 91-Y-010-04/FDPA 91-Y-010-03 - SKY06, LLC** - Appls. to amend the proffers, conceptual, and final development plans for RZ 91-Y-010 previously approved for mixed use development to add a private school of special education, fast food restaurant, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.07. Located within Centre Ridge Shopping Center at 6206 Multiplex Dr. on approx. 2.19 ac. of land zoned PDC and WS. Comp. Plan Rec: 16-20 du/ac Tax Map 65-1 ((10)) 6. **SULLY DISTRICT. APPROVAL RECOMMENDED/APPROVED**

Posted: 3/1/07  
Revised: 3/2/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, March 1, 2007**

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

**DEFERRAL:**

RZ 2006-LE-018 - FLEET DRIVE LLC - **P/H to 3/07/07**

**FEATURE SHOWN: CONCUR**

FS-P06-109 - Clearwire, U.S., LLC, 1800 Old Meadow Road (Deadline: 4/19/07)

\*\*\*\*\*

FDPA 82-P-069-06-09 - CRP FAIR LAKES, LP (Springfield District) (Staff: Carrie Lee) **APPROVED**

NO SPEAKERS

PCA 91-Y-010-04 - SKY06, LLC (Sully District) **APPROVAL RECOMMENDED**  
FDPA 91-Y-010-03 - SKY06, LLC (Sully District) (Staff: John David Moss) **APPROVED**

NO SPEAKERS

Posted: 12/18/06  
Revised: 3/8/07

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 7, 2007**

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

**\*\*\*7:30 pm – 8:15 pm: Committee of the Whole: ZOA (PODS) in Board Conference Room\*\*\***

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.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-D06-98	Clearwire, Georgetown Pike	D. Marshall	<b>CONCUR</b>
2232A-D00-4-3	Sprint, Old Dominion Drive	D. Marshall	<b>CONCUR</b>

**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>
PCA 2003-HM-046 (Hunter Mill)	Woodland Park Crossing Retail LLC (Sunrise Valley Dr. & Woodland Pointe Ave.)	J. Papp	<b>APPROVAL REC</b>
CSP 2004-PR-044 (Providence)	Tyson's Corner Holdings LLC & Tyson's Corner Property Holdings LLC	P. Braham	<b>APPROVED</b> (from 2/22/07)
RZ 2006-LE-018 (Lee)	Fleet Drive LLC	C. Lewis	<b>D/O to 3/14/07</b> (from 3/1/07)

**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>
2232A-D05-14-1 (Dranesville)	Nextel Communications (Beach Mill Rd., Seneca Rd.) (Increase in height for 15 poles & one new pole)	D. Jillson	<b>P/H to 2/15/07</b>
SEA 82-P-032-6 (Providence)	WMATA (New parking (structure at Vienna Metro)	J. Thompson	<b>P/H to 4/19/07</b> (from 1/31/07)
SE 2006-MA-021 (Mason)	Thakorlal & Babubhai Mistry	J. Papp	<b>DEFER INDEF</b> (from 1/10/07)
RZ 2005-LE-021 & FDP 2005-LE-021 (Lee)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	<b>P/H to 3/28/07</b> (from 2/14/07)
2232-L06-19 (Lee)	T-Mobile (7700 Southern Drive)	A. Capps	<b>P/H to 6/27/07</b> (from 1/31/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 7, 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.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 2003-HM-046 - WOODLAND PARK CROSSING RETAIL, LLC** - Appl. to amend the proffers for RZ 2003-HM-046 previously approved for mixed-use development to permit proffer changes to phasing and site design with an overall Floor Area Ratio (FAR) of 0.70. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 8.14 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 16-4 ((23)) C and R. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**2232-L06-19 - T-MOBILE NORTHEAST, LLC** - Appl. to develop a T-Mobile telecommunications facility consisting of a 150' 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. P/H to 6/27/07**

**RZ 2006-LE-018 - FLEET DRIVE LLC** - Appl. to rezone from R-1 and R-3 to R-12 to permit residential development at a density of 8.31 dwelling units per acre (du/ac). Located on the W. side of Beulah St. and the E. side of Fleet Dr. at its intersection with Gravel Ave. on approx. 5.90 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 91-1 ((1)) 58, 59A, 59B, and 60; 91-1 ((5)) 2-6. **LEE DISTRICT. D/O TO 3/14/07**

**CSP 2004-PR-044 - TYSONS CORNER HOLDINGS LLC AND TYSONS CORNER PROPERTY HOLDINGS LLC** - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed-use development approved in RZ 2004-PR-044. Located on the S. side of Chain Bridge Rd., E. of International Dr., N. of Leesburg Pi., and W. of I-495 on approx. 78.65 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4, and 5. **PROVIDENCE DISTRICT. APPROVED**

Posted: 3/7/07  
Revised: 3/8/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, March 7, 2007**

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

**DEFERRAL:**

2232-L06-19 - T-MOBILE NORTHEAST, LLC - **P/H to 6/27/07**

**FEATURES SHOWN: CONCUR**

FS-D06-98 - Clearwire, U.S. LLC, 6300 Georgetown Pike (Deadline: 3/29/07)

2232A-D00-4-3 - Sprint Communications, Old Dominion Drive & I-495 (Deadline: 4/09/07)

\*\*\*\*\*

PCA 2003-HM-046 - WOODLAND PARK CROSSING RETAIL, LLC (Staff: Jonathan Papp)

**APPROVAL RECOMMENDED**

NO SPEAKERS

RZ 2006-LE-018 - FLEET DRIVE LLC (Staff: Cathy Lewis) **D/O to 3/14/07**

NO SPEAKERS

CSP 2004-PR-044 - TYSONS CORNER HOLDINGS LLC AND TYSONS CORNER PROPERTY HOLDINGS LLC (Staff: Peter Braham) **APPROVED**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, March 8, 2007**

*Posted: 11/29/06  
Revised: 3/9/07*

**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>
CIP Workshop <i>(All District)</i>	Various agencies	D. Jillson	Pending <b>P/H on 3/15/07</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

None at this time

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 8, 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**

**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 2008-2012 (with future Fiscal Years to 2017), with briefings from various County agencies. **ALL DISTRICT PUBLIC HEARING SCHEDULED FOR 3/15/07**

Posted: 3/8/07  
Revised: 3/9/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 8, 2007**

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

\*\*\*\*\*

**NO PUBLIC HEARINGS**

\*\*\*\*\*

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2008 - 2012  
(Staff: David Jillson) **PUBLIC HEARING SCHEDULED FOR 3/15/07**

I. Introductory Remarks

Robert Stalzer, Deputy County Executive, and  
Susan Datta, Director, Department of Management and Budget

II. Agency Briefings

1. Fairfax County Park Authority  
Sandra Stallman, Manager, Park Planning Branch
2. Fairfax County Fire and Rescue Department  
Daryl Louder, Assistant Chief, Business Services
3. Fairfax-Falls Church Community Services Board  
Pam Gannon, Director, Facility Planning and Site Development
4. Fairfax County Department of Public Works and Environmental Services.  
Steve Aitcheson, Director, Stormwater Planning Division
5. Fairfax County Public Library  
Edwin S. Clay III, Director
6. Fairfax County Department of Transportation  
Michael R. Lake, Senior Transportation Planner, Coordination and Funding Section
7. Fairfax County Department of Community and Recreation Services  
Christopher Leonard, Deputy Director
8. Fairfax County Police Department  
Major Larry Moser, Commander Technical Services Bureau
9. Fairfax County Public Schools  
John Bertocchi, Coordinator, Office of Facilities Planning Services
10. Fairfax County Department of Housing and Community Development  
John Payne, Director, Real Estate and Revitalization Planning Division

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA  
Wednesday, March 14, 2007**

*Posted: 12/18/06  
Revised: 3/15/07*

**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.

**FEATURE SHOWNS**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
FS-S06-103	Clearwire	D. Marshall	<b>CONCUR</b>

**ITEMS SCHEDULED FOR DECISION ONLY**

ZO Amendment <i>(Countywide)</i> <i>(Commissioner Alcorn)</i>	Residential storage units (pods)	J. Reale	<b>INDEF DEF</b> <i>(from 2/28/07)</i> <i>(P/H on 2/8/07)</i>
RZ 2006-LE-018 <i>(Lee)</i>	Fleet Drive LLC	C. Lewis	<b>D/O to 3/21/07</b> <i>(from 3/7/07)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
RZ 2006-PR-013 & SE 2006-PR-005 <i>(Providence)</i>	Washington Property Company	A. Hushour	<b>D/O to 3/21/07</b> <i>(from 2/15/07)</i>
RZ 2006-HM-024 <i>(Hunter Mill)</i> <i>(Providence)</i>	Sekas Homes Ltd.	A. Hushour	<b>D/O to 3/21/07</b> <i>(from 2/22/07)</i>
RZ 2006-PR-029 <i>(Providence)</i>	Cedar Lane Development LLC	A. Hushour	<b>D/O to 3/29/07</b> <i>(from 2/15/07)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
SE 2006-LE-026 <i>(Lee)</i>	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	<b>P/H to 5/3/07</b> <i>(from 3/15/07)</i>
PCA 87-S-039-6 & FDPA 87-S-039-10 <i>(Springfield)</i>	Fairfax Corner Retail LC	T. Strunk	<b>P/H to 6/3/07</b> <i>(from 1/10/07)</i>
RZ 2000-MD-020 <i>(Hunter Mill &amp; Sully)</i>	Horsepen Run LLC (SE quadrant of Rt. 28 & Frying Pan Rd.) (From R-1 to PDC for office, hotel & multi-family uses)	J. D. Moss	<b>DEFER INDEF</b>
RZ 2006-HM-019 & PCA 79-C-037-6 <i>(Hunter Mill)</i>	Inland Real Estate Group	J. D. Moss	<b>P/H to 5/2/07</b> <i>(from 2/14/07)</i>
PCA 2004-DR-023-2 & SEA 00-D-006-3 <i>(Dransville)</i>	Oakcrest School	C. Lewis	<b>P/H to 4/19/07</b> <i>(from 2/7/07)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 14, 2007**

- 7:30 p.m.** The Redevelopment and Housing Committee met in the Board Conference Room of the Fairfax County Government Center to continue its discussion on the High-rise Affordable Housing Task Force 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**

**PCA 2004-DR-023-02 - OAKCREST SCHOOL** - Appl. to amend the proffers for PCA 2004-DR-023 previously approved for a private school of general education to permit modifications to the approved proffers with an overall Floor Area Ratio (FAR) of 0.11. Located in the N.W. quadrant of the intersection of Georgetown Pk. and Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Comp. Plan Rec: 1-2 du/ac. Tax Map 21-3 ((1)) 56A. (Concurrent with SEA 00-D-006-03.) **DRANESVILLE DISTRICT. P/H to 4/19/07**

**SEA 00-D-006-03 - OAKCREST SCHOOL** - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 00-D-006 previously approved for a private school of general education to decrease the amount of provided parking, to permit outdoor sports courts, to permit a 10-foot high fence to be located around the outdoor sports courts per Sect. 9-624 of the Zoning Ordinance, to permit existing temporary trailers to remain longer, to permit summer activities, to modify the requirement for a traffic marshal, to reduce the SEA land area, and to permit associated modifications to site design and development conditions. Located at 850 Balls Hill Rd. on approx. 5.46 ac. of land zoned R-1. Tax Map 21-3 ((1)) 56A. (Concurrent with PCA 2004-DR-023-02.) **DRANESVILLE DISTRICT. P/H to 4/19/07**

**RZ 2006-HM-024 - SEKAS HOMES, LTD.** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.75 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 100 ft. S. of its intersection with Liberty Tree La. on approx. 4.0 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((1)) 31. **HUNTER MILL DISTRICT. D/O to 3/21/07**

**RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC** - Appl. to rezone from R-1 to R-4 to permit residential development at a density of 2.21 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 200 ft. N. of its intersection with Willowmere Dr. on approx. 1.45 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((4)) 16A. **PROVIDENCE DISTRICT. D/O to 3/29/07**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, March 14, 2007**

**Page 2**

**RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC** - Appl. to rezone from C-3, C-6, C-8, and HC to C-6 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.15. Located in the S.W. quadrant of the intersection of Lee Hwy. and Nutley St. and the N.W. quadrant of the intersection of Arlington Blvd. and Nutley St. on approx. 13.52 ac. of land. Comp. Plan Rec: Retail and Other and Public Park. Tax Map 48-4 ((1)) 12. (Concurrent with SE 2006-PR-005.) **PROVIDENCE DISTRICT. D/O to 3/21/07**

**SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC** - Appl. under Sects. 4-604 and 7-607 of the Zoning Ordinance to permit a drive-in bank and a drive-through pharmacy. Located at 9200 Arlington Blvd. on approx. 3.68 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12 pt. (Concurrent with RZ 2006-PR-013.) **PROVIDENCE DISTRICT. D/O to 3/21/07**

Posted: 3/14/07  
Revised: 3/15/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 14, 2007**

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

**DEFERRALS:**

ZONING ORDINANCE AMENDMENT (Residential PODS) (Alcorn) - **Defer indefinitely** (remand to staff for readvertising) (P/H on 2/08/07)

RZ 2006-LE-018 - FLEET DRIVE LLC - **Defer D/O to 3/21/07** (P/H on 3/07/07)

RZ 2006-HM-019 - MB HERNDON, LLC - **P/H to 5/02/07**

PCA 79-C-037-06 - MB HERNDON, LLC - **P/H to 5/02/07**

PCA 2004-DR-023-02 - OAKCREST SCHOOL - **P/H to 4/19/07**

SEA 00-D-006-03 - OAKCREST SCHOOL - **P/H to 4/19/07**

**FEATURE SHOWN: CONCUR**

FS-S06-103 - Clearwire, U.S., LLC, 4035 Ridge Top Road (Deadline 4/07/07)

\*\*\*\*\*

RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC (Staff: Andrew Hushour) **D/O to 3/29/07**

1. George Prior  
8763 Cedar Meadow Court  
Vienna, VA 22180

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC **D/O to 3/21/07**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (Staff: Andrew Hushour)

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Karim Najjar<br/>Stonehurst HOA<br/>9275 Bailey Lane<br/>Fairfax, VA 22031</li> <li>2. Joan Quill<br/>3179 Lindenwood Lane<br/>Fairfax, VA 22031</li> </ol> | <ol style="list-style-type: none"> <li>3. Mark Kang<br/>9200 Lee Highway<br/>Fairfax, VA 22031</li> <li>4. Matthew Myerson<br/>3082 Covington Street<br/>Fairfax, VA 22031</li> </ol> |
|---|---|

RZ 2006-HM-024 - SEKAS HOMES, LTD (Staff: Andrew Hushour) **D/O to 3/21/07**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Thomas Fritz, President<br/>Hawthorne Estates HOA<br/>9500 Liberty Tree Lane<br/>Vienna, VA 22182</li> <li>2. Justo Diaz<br/>1831 Beulah Road<br/>Vienna, VA 22182</li> </ol> | <ol style="list-style-type: none"> <li>3. George Armstrong<br/>9519 Liberty Tree Lane<br/>Vienna, VA 22182</li> <li>4. Evan Soffer<br/>9517 Liberty Tree Lane<br/>Vienna, VA 22182</li> </ol> |
|---|---|

**PLANNING COMMISSION MEETING**  
**SPEAKERS LIST/AGENDA**  
**Wednesday, March 14, 2007**

**Page 2**

RZ 2006-HM-024 - SEKAS HOMES, LTD  
(Continued)

6. Adam Shayne  
1815 Saint Boniface Street  
Vienna, VA 22182
7. Deanne Light  
9519 Liberty Tree Lane  
Vienna, VA 22182
8. Mike Altenburger  
9521 Liberty Tree Lane  
Vienna, VA 22182
9. Renee Tietjen  
9502 Liberty Tree Lane  
Vienna, VA 22182
10. Bob Russell  
9329 Old Courthouse Road  
Vienna, VA 22182
11. Gerald A. Hish, Sr., PE  
Civil Engineering Consultant to  
Hawthorne Estates HOA  
1831 Wiehle Avenue, Suite 105  
Reston, VA 20190
12. Brenda Noel  
1840 Beulah Road  
Vienna, VA 22182
13. Cheryl Kidd  
1838 Beulah Road  
Vienna, VA 22182
14. Jody Bennett  
Hunter Mill Defense League  
Land Use Committee  
1459 Hunter View Farms  
Vienna, VA 22182
15. Charles Hall  
9577 Blake Park Court  
Fairfax VA 22031
16. Tom Smith  
1829 Toyon Way  
Vienna, VA 22182
17. Jeffrey Atkinson  
1912 Aubrey Place Court  
Vienna, VA
18. Judy Young  
3346 Valley Drive  
Alexandria, VA

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, March 15, 2007

Posted: 12/18/06  
Revised: 4/17/07

**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>
ZOA (PRC Density) (All District) (Commissioner de la Fe)	Department of Planning & Zoning	E. Perry	<b>APPROVAL REC</b> (from 2/22/07)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CIP Hearing (All District)	Various County Agencies	D. Jillson	<b>D/O to 3/29/07</b>
ZO Amendment (Countywide) (Commissioner Alcorn)	ADU Amendments	D. Pesto	<b>APPROVAL REC</b> (from 3/1/07) (from 2/22/07)
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	<b>APPROVAL REC to R-2/ DENIAL REC to R-3 Districts</b> (from 2/15/07)
2232-L06-13 (Lee)	Department of Public Works & Environmental Services	L. Hush	<b>APPROVED</b> (from 2/15/07)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
State Code Amendments (All District)	Department of Public Works & Environmental Services (DPWES)	J. Leavitt	<b>P/H to 4/26/07</b>
SE 2006-LE-026 (Lee)	The Howard Gardner School (4913 Franconia Road for Private School)	S. Williams	<b>P/H to 3/14/07</b>
SE 2006-PR-025 (Providence)	PNC Bank, N.A (8103 Leesburg Pike for drive-in Bank)	S. Williams	<b>Deferred Indefinitely</b>
SEA 2004-DR-031 (Dranesville)	Riverbend Golf and Country Club 9901 Beach Mill Road, Great Falls	J. Papp	<b>P/H to 4/18/07</b> (from 2/28/07)
2232A-D05-14-1 (Dranesville)	Nextel Communications (Beach Mill Rd., Seneca Rd.) (Amend previously approved Antenna node locations)	D. Jillson	<b>P/H to 9/20/07</b> (from 2/15/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 15, 2007**

- 7:30 p.m.** The Parks Committee met in the Board Conference Room of the Fairfax County Government Center to discuss increase in fees related to a pending Zoning Ordinance Amendment, the parks proffer formula, and Park Area Plan amendments.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR DECISION ONLY**

**ZONING ORDINANCE AMENDMENT (PRC DENSITY)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Modify the Planned Residential Community (PRC) District provisions to [1] clarify that only that land area included in the initial establishment of a PRC District shall be under single ownership or control; [2] revise the persons per dwelling unit factor for single family detached dwellings from 3.5 to 3.0 persons, for single family attached dwellings (townhouses) from 3.0 to 2.7 persons, and that new multifamily factor of 2.1 persons per dwelling unit replace the 2.5 persons per garden apartment and the 2.0 persons per elevator apartment unit; [3] delete the provision that the population factors be reviewed at least every three years and that within three years following the commencement of residential construction within a PRC community the factors be reviewed and become fixed for that community; [4] change the PRC plan process from an administrative approval by the Department of Public Works and Environmental Services to a legislative approval process that requires public hearings before both the Planning Commission and the Board of Supervisors and delete the provision that an approved PRC plan is valid for three years unless a site plan is approved within that time. Further, pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), change the fee associated with PRC plan submission and review from \$4275 for each plan submission to a base fee of \$4410 plus \$140 per acre. 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 will also be available for review at the County's Web site, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)** – A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2008-2012 (with Future Fiscal Years to 2017). Copies of the Advertised CIP may be obtained after 2:00 p.m. on Monday, February 26, 2007, from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, or by accessing the County's Web Site at [www.fairfaxcounty.gov/dmb](http://www.fairfaxcounty.gov/dmb). Any questions regarding the details of the Advertised CIP may be directed to DMB at 703-324-2391. **COUNTYWIDE. D/O to 3/29/07**

**ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNITS)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To amend the limitations on the issuance of building permits and Residential Use Permits for Affordable Dwelling Unit developments in Sect. 2-808 to allow up to 100 percent of the building permits to be issued in all developments and, for any development that is not a for-rent multiple-family dwelling unit development, to limit the issuance of Residential Use Permits to 75 percent until such time as at least 75 percent of the required Affordable Dwelling Units have been issued Residential Use Permits. The amendment also adds reference to the submission requirements of Sect. 2-810 regarding the Notice of Availability and Sales Offering Agreement to the amended Par. 1 of Sect. 2-808. 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 will also be available for review at the County's Web site, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**  
**APPROVAL RECOMMENDED**

**2232-L06-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** - Appl. to expand the residential treatment program operated by the Fairfax-Falls Church Community Services Board (demolish the existing structure and construct a new building and related improvements) at 8247 Gregory Drive, Alexandria. Tax Map 101-4 ((4)) 6 and 7. 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. APPROVED**

**RZ 2006-PR-012 - CB COMPANIES, LLC** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.0 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Providence St. and Helena Dr. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-4 ((1)) 219. **PROVIDENCE DISTRICT. DENIAL RECOMMENDED FOR RZ TO R-3 DISTRICT/APPROVAL RECOMMENDED RZ TO R-2 DISTRICT**

Posted: 3/15/07  
Revised: 3/16/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 15, 2007**

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

**DECISION ONLY:**

ZONING ORDINANCE AMENDMENT (PRC DENSITY) - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTS SERVICES (P/H on 2/22/07) (de la Fe) **APPROVAL REC**

**CONSENT AGENDA ITEM: CONCUR**

FS-S06-123 - Clearwire, U.S., LLC, 6509 Sydenstricker Road (Deadline 5/18/07)

**FEATURES SHOWN: CONCUR**

FS-P06-112 - Clearwire, U.S., LLC, 8201 Greensboro Drive (Deadline 4/26/07)

FSA-V01-68-1 - New Cingular Wireless PCS, LLC, 8101 Lorton Road (Deadline 5/17/07)

\*\*\*\*\*

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNITS) (Alcorn) (Staff: Donna Pesto) **APPROVAL RECOMMENDED**

1. Lynne Strobel, Esquire  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

RZ 2006-PR-012 - CB COMPANIES, LLC (Staff: Carrie Lee) **APPROVAL REC FOR RZ to R-2 DISTRICT/DENIAL REC FOR R-3 DISTRICT**

NO SPEAKERS

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM FY 2008 – 2012 (Lusk) (Staff: David Jillson) **D/O to 3/29/07**

- |  |  |
|--|--|
| 1. Winnie Shapiro<br>Fairfax County Park Authority Board<br>12055 Government Center Parkway<br>Fairfax, VA 22035 | 2. Neil McBride<br>8105 Winter Blue Court<br>Springfield, VA 22153 |
|--|--|

2232-L06-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, BUILDING DESIGN BRANCH (Staff: Leanna Hush) **APPROVED**

- |  |  |
|--|--|
| 1. Renee Alberts, Chair<br>Mental Health Committee<br>Fairfax-Falls Church Community Services Board<br>12011 Government Center Parkway<br>Suite 836<br>Fairfax, VA 22035 | 4. Louise Cleveland, Chair<br>Health and Human Services Committee<br>Mount Vernon Council of Citizens Associations, Inc.<br>902 Neal Drive<br>Alexandria, VA 22309 |
| 2. Lynne Crammer, President<br>Substance Abuse and Addiction Recovery Alliance of Virginia<br>9127 Santayana Drive<br>Fairfax, VA 22031                                  | 5. Barbara Thompson<br>Board of Directors<br>Mount Zephyr Citizens Association, Inc.<br>8517 Washington Avenue<br>Alexandria, VA 22309                             |
| 3. Mary Wilkinson<br>5312 Lindsay Street<br>Fairfax, VA 22032  | 6. Paul Whitridge<br>8234 Gregory Drive<br>Alexandria, VA 22309  |

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, March 21, 2007**

*Posted: 1/4/07  
Revised: 3/22/07*

**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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2006-SU-024 (Sully)	Wolseley Investments, Inc.	B. O'Donnell	<b>D/O to 4/4/07</b> (P/H 1/31/07)
RZ 2006-LE-018 (Lee)	Fleet Drive LLC	C. Lewis	<b>D/O to 3/22/07</b> (from 3/14/07)
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	<b>D/O to 3/29/07</b> (from 3/14/07)
RZ 2006-HM-024 (Hunter Mill) (Providence)	Sekas Homes Ltd.	A. Hushour	<b>D/O to 3/22/07</b> (from 3/14/07)
PCA 84-S-027-7 FDPA 84-S-027-5 PCA 85-S-013-4 SEA 01-Y-040	Sully Station LLC (East of Westfields Blvd./ South of Stonecroft Drive) (Allow bank with drive-thru in shopping center)	B. O'Donnell	<b>D/O to 4/4/07</b> (from 2/28/07)

**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>
PCA 82-C-060-2 & FDP 82-C-060-2 (Hunter Mill)	Athena/Renaissance Reston, LLC	A. Hushour	<b>APPROVAL REC APPROVED</b> (from 1/31/07)
2232-P06-22 (Providence)	Fairfax County Park Authority (South Railroad Street/Park)	A. Capps	<b>APPROVED</b> (from 2/22/07)

**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>
RZ 2005-PR-041 & FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	<b>P/H to 4/25/07</b> (from 2/15/07)
RZ 2005-SP-033 (Springfield)	Centerpointe Church at Fair Oaks (Legato Road)	T. Strunk	<b>INDEF DEFERRED</b> (from 2/7/07)
RZ 2006-HM-020 FDP 2006-HM-020 (Hunter Mill)	Winchester Homes, Inc.	B. O'Donnell	<b>P/H to 5/16/07</b> (from 2/22/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, MARCH 21, 2007**

**7:30 p.m.** The Capital Improvement Program Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the recommendations for the Fairfax County Advertised Capital Improvement Program, Fiscal Years 2008-2012 (with Future Fiscal Years to 2017).

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

**ITEM SCHEDULED FOR DECISION ONLY**

**SE 2006-SU-024 - WOLSELEY INVESTMENTS, INC.** - Appl. under Sect. 9-621 of the Zoning Ordinance to permit outdoor storage in association with a warehousing establishment in the Sully Historic Overlay District. Located at 13890 Lowe St. on approx. 4.6 ac. of land zoned I-5, HD, and WS. Tax Map 34-2 ((1)) 17E pt. **SULLY DISTRICT. D/O to 4/4/07**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2006-HM-020/FDP 2006-HM-020 - WINCHESTER HOMES, INC.** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.85 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located approx. 200 ft. N.W. of the intersection of Timber Wood Way and West Ox. Rd. on approx. 19.97 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 35-2 ((1)) 23 - 29. **HUNTER MILL DISTRICT. P/H to 5/16/07**

**PCA 82-C-060-02/DPA 82-C-060-02 - ATHENA/RENAISSANCE RESTON, LLC** - Appls. to amend the proffers and development plan for RZ 82-C-060 previously approved for residential development at a density of 30.28 dwelling units per acre (du/ac) to permit a change in the site design and multi-family unit type. Located in the N.E. quadrant of the intersection of Temporary Rd. and Reston Pkwy. and on the W. side of North Shore Dr. on approx. 22.99 ac. of land zoned PRC. Comp. Plan Rec: PRC, High Density Residential. Tax Map 17-2 ((1)) 23; 17-2 ((1)) 24; 17-2 ((1)) 24A; 17-2 ((40)) (01) 1-12; 17-2 ((40)) (02) 1-12; 17-2 ((40)) (03) 1-18; 17-2 ((40)) (04) 1-18; 17-2 ((40)) (05) 1-32; 17-2 ((40)) (06) 1-32; 17-2 ((40)) (07) 1-12; 17-2 ((40)) (08) 1-18; 17-2 ((40)) (09) 1-32; 17-2 ((40)) (10) 1-22; 17-2 ((40)) (11) 1-22; 17-2 ((40)) (12) 1-32; 17-2 ((40)) (13) 1-22; 17-2 ((40)) (14) 1-32; and 17-2 ((40)) (15) 1-20. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**2232-P06-22 - FAIRFAX COUNTY PARK AUTHORITY** - Appl. to develop South Railroad Street Park located at South Railroad Street, Dunn Loring. Tax Map 39-4 ((29)) B; 39-4((52)) B, C1, C2, C3, D; 39-4 ((50)) B, C, D, E. Area II. Copies of the application and a more specific description of these facilities may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Pkwy., Fairfax. **PROVIDENCE DISTRICT. APPROVED**

**PCA 85-S-013-04 - SULLY STATION, LLC** - Appl. to amend the proffers for RZ 85-S-013 previously approved for commercial development to permit a drive-in bank with associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located E. of Westfields Blvd., approx. 400 ft. S. of its intersection with Stonecroft Blvd. on approx. 1.26 ac. of land zoned C-5 and WS. Comp. Plan Rec: Retail and Other. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 84-S-027-07, FDPA 84-S-027-05, and SEA 01-Y-040.) **SULLY DISTRICT. D/O to 4/4/07**

**PCA 84-S-027-07/FDPA 84-S-027-05 - SULLY STATION, LLC** - Appls. to amend the proffers and final development plan for RZ 84-S-027 previously approved for residential development with accessory retail to permit the addition of a drive-in bank with associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located E. of Westfields Blvd. S. of Stonecroft Dr. on approx. 13.1 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Retail and Other. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 85-S-013-04 and SEA 01-Y-040.) **SULLY DISTRICT. D/O to 4/4/07**

**SEA 01-Y-040 - SULLY STATION, LLC** - Appl. under Sect. 4-504 of the Zoning Ordinance to amend SE 01-Y-040 previously approved for a fast food restaurant to permit addition of a drive-in bank within Sully Station Shopping Center. Located E. of Westfields Blvd. S. of Stonecroft Blvd. on approx. 1.26 ac. of land zoned C-5 and WS. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 85-S-013-04, PCA 84-S-027-07, and FDPA 84-S-027-05.) **SULLY DISTRICT. D/O to 4/4/07**

Posted: 3/21/07  
Revised: 3/22/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, MARCH 21, 2007**

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

**DECISIONS ONLY:**

SE 2006-SU-024 - WOLSELEY INVESTMENTS, INC. (P/H on 1/31/07) **D/O to 4/4/07**

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) **D/O to 3/29/07**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) **D/O to 3/29/07**

RZ 2006-HM-024 - SEKAS HOMES, LTD (P/H on 3/14/07) **D/O to 3/22/07**

**DEFERRALS:**

RZ 2006-LE-018 - FLEET DRIVE LLC (P/H on 3/07/07) - **D/O to 3/22/07**

RZ 2006-HM-020 - WINCHESTER HOMES, INC. – **P/H to 5/16/07**

FDP 2006-HM-020 - WINCHESTER HOMES, INC. – **P/H to 5/16/07**

\*\*\*\*\*

PCA 85-S-013-04 - SULLY STATION, LLC

PCA 84-S-027-07 - SULLY STATION, LLC

FDPA 84-S-027-05 - SULLY STATION, LLC

SEA 01-Y-040 - SULLY STATION, LLC (Staff: William O'Donnell) **D/O to 4/4/07**

1. Leslie Kent  
4355 Donegal Church Court  
Chantilly, VA 20151

2232-P06-22 - FAIRFAX COUNTY PARK AUTHORITY (Staff: Anita Capps) **APPROVED**

2. Laura Lane  
Sandburg Ridge Court HOA and  
Rolaid Park Community Coordinator  
7995 Sandburg Ridge Ct  
Dunn Loring VA 22027

PCA 82-C-060-02 - ATHENA/RENAISSANCE RESTON, LLC (Hunter Mill District) **APPVL REC**

DPA 82-C-060-02 - ATHENA/RENAISSANCE RESTON, LLC (Staff: Andrew Hushour) **APPROVED**

1. Ernest Grady  
Wainwright Cluster Association  
1719 Wainwright Drive  
Reston, VA 20190
2. Alice Abrash  
11534 Hickory Cluster  
Reston, VA 20190

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, March 22, 2007**

Posted: 12/18/06  
Revised: 4/17/07

**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>
RZ 2006-PR-022 & FDP 2006-PR-022 (Providence)	Van Metre Homes at Suncrest LLC	C. Lewis	<b>D/O to 3/29/07</b> (from 2/22/07) (P/H 1/18/07)
RZ 2006-LE-018 (Lee)	Fleet Drive LLC	C. Lewis	<b>APPROVAL REC</b> (from 3/21/07)
RZ 2006-HM-024 (Hunter Mill) (Providence)	Sekas Homes Ltd.	A. Hushour	<b>APPROVAL REC</b> (from 3/21/07)

**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>
RZ/FDP 2006-PR-027 & SEA 00-P-050 (Providence)	TCR Mid-Atlantic Properties & Fairfax Ridge Development & Unit Owners Association	T. Strunk	<b>D/O to 4/19/07</b> (from 2/22/07)
RZ 2006-LE-026 FDP 2006-LE-026 (Lee)	Eastwood Properties Inc.	C. Lewis	<b>APPROVAL REC</b> <b>APPROVED</b> (from 2/22/07)

**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>
SE 2006-LE-030 (Lee)	Petroleum Marketing Group, Inc. (Service Stations & Car Wash)	S. Williams	<b>P/H to 4/25/07</b> (from 4/19/07)
RZ/FDP 2006-MV-031 & SEA 2004-MV-035 (Mount Vernon)	KB Home (Huntington Mews) (Uses in a flood plain)	C. Lewis	<b>P/H to 5/31/07</b>
2232-D06-21 (Dransville)	Dolley Madison Library Expansion	D. Jillson	<b>P/H to 7/25/07</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, MARCH 22, 2007**

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2006-PR-022/FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, L.L.C. -** Appls. to rezone from PDH-3 and R-1 to PDH-3 to permit residential development at a density of 2.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Electric Ave., E. side of Woodford Rd. and at the terminus of Suncrest La. on approx. 13.16 ac. of land. Comp. Plan Rec: 2-3 du/ac with an option for 3-4 du/ac. Tax Map 39-3 ((1)) 57; 39-1 ((49)) B, C, 6-11, 18-25; 39-3 ((50)) A, E, F, 1-5, 12-17, and 26-33. **PROVIDENCE DISTRICT. D/O to 3/29/07**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2006-LE-026/FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC. -** Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.94 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of Lackawanna Dr. and Dudrow Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 90-3 ((3)) 6, 7, and 8. **LEE DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION -** Appls. to rezone from PDH-20 and HC to PDH-30 and HC to permit residential development at a density of 28.19 dwelling units per acre (du/ac) including bonus density for ADUs and approval of the conceptual and final development plans. Located on the S. side of I-66, W. side of Waples Mill Rd, and N. side of Lee Jackson Memorial Hwy. on approx. 23.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for 20-25 du/ac. Tax Map 46-4 ((19)) all parcels; 56-2 ((27)) all parcels, and 56-2 ((1)) 18A. (Concurrent with SEA 00-P-050.) **PROVIDENCE DISTRICT. D/O to 4/19/07**

**SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. -** Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for parking in a residential district to permit site modifications. Located in the N.W. quadrant of the intersection of Waples Mill Rd. and Fairfax Ridge Rd. on approx. 3.19 ac. of land zoned PDH-30 and HC. Tax Map 56-2 ((1)) 18A. (Concurrent with RZ/FDP 2006-PR-027.) **PROVIDENCE DISTRICT. D/O to 4/19/07**

Posted: 3/22/07  
Revised: 3/23/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 22, 2007**

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

**DECISIONS ONLY:**

RZ 2006-HM-024 - SEKAS HOMES, LTD (P/H on 3/14/07) **APPROVAL RECOMMENDED**

RZ 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) **D/O to 3/29/07**

FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) “

RZ 2006-LE-018 - FLEET DRIVE LLC (P/H on 3/07/07) **APPROVAL RECOMMENDED**

**FEATURE SHOWN: CONCUR**

FS-M06-91 - Clearwire, U.S., LLC, Eastmoreland Road (Deadline 3/29/07)

\*\*\*\*\*

RZ 2006-LE-026 - EASTWOOD PROPERTIES, INC. **APPROVAL RECOMMENDED**

FDP 2006-LE-026 - EASTWOOD PROPERTIES, INC. (Staff: Cathy Lewis) **APPROVED**

**NO SPEAKERS**

RZ 2006-PR-027/FDP 2006-PR-027 - TCR MIDATLANTIC PROPERTIES, INC. & FAIRFAX RIDGE DEVELOPMENT, LLC, & FAIRFAX RIDGE CONDOMINIUM UNIT OWNERS ASSOCIATION SEA 00-P-050 - TCR MIDATLANTIC PROPERTIES, INC. (Staff: Tracy Strunk) **D/O to 4/19/07**

- |   |   |
|---|---|
| <p>1. Anita Patankar-Stoll, President<br/>Fairfax Ridge Board of Directors<br/>11305 Aristotle Drive #206<br/>Fairfax, VA 22030</p> <p>2. Brian Hendricks<br/>11397 Aristotle Drive #209<br/>Fairfax, VA 22030</p> <p>3. Bill Byrne<br/>National Rifle Association<br/>12925 Oak Lawn Place<br/>Oak Hill, VA 20171</p> <p>4. Lana Hartmann<br/>11377 Aristotle Drive #101<br/>Fairfax, VA 22030</p> | <p>5. David Sousa<br/>11387 Aristotle Drive #215<br/>Fairfax, VA 22030</p> <p>6. Richard Stoll<br/>11305 Aristotle Drive #206<br/>Fairfax, VA 22030</p> <p>7. Cheryl Trent<br/>11352 Aristotle Drive #210<br/>Fairfax, VA 22030</p> <p>8. Melissa Choate<br/>11395 Aristotle Drive #210<br/>Fairfax, VA 22030</p> |
|---|---|

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, March 28, 2007**

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

Posted: 11/29/06  
Revised: 2/27/07

**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**

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>
CIP Markup (All District)		D. Jillson	<b>Markup to 3/29/07</b>
RZ 2005-LE-021 & FDP 2005-LE-021 (Lee)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	<b>P/H to 3/29/07</b> (from 3/7/07)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 29, 2007**

Posted: 1/4/07  
 Revised: 3/30/07

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>
CIP Markup (All District)	Various County Agencies	D. Jillson	<b>REC APPROVAL</b> (P/H on 3/15/07)
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	<b>D/O to 5/31/07</b> (from 3/21/07)
RZ 2006-PR-022 & FDP 2006-PR-022 (Providence)	Van Metre Homes at Suncrest LLC	C. Lewis	<b>REC DENIAL DENIED</b> (from 3/23/07)
RZ 2006-PR-029 (Providence)	Cedar Lane Development LLC	A. Hushour	<b>D/O to 4/19/07</b> (P/H on 3/14/07)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendments (Countywide) (Commissioner Hart)	Conform to Revisions in VDOT Road Design Manual	J. Cronauer	<b>D/O to 4/19/07</b>
RZ 2005-LE-021 & FDP 2005-LE-021 (Lee)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	<b>REC APPROVAL APPROVED</b> (from 3/28/07)
ZO Amendment (Countywide) (Commissioner Hart)	Big box retail uses	J. Reale	<b>D/O to 4/4/07</b> (from 2/28/07)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2006-PR-028	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 6/14/07</b>
DPA 85-C-088-6 & PCA 85-C-088-8 (Hunter Mill)	Reston Town Center, LLC	R. Coyle	<b>DEFER INDEF</b> (from 11/30/06)
RZ/FDP 2006-SU-025 (Sully)	Commonwealth Centre Investors LLC	J.D. Moss	<b>P/H to 5/30/07</b> (from 2/28/07)
FDPA 82-P-069-12-03 FDPA 82-P-069-6-10 FDPA 82-P-069-11-4 (Springfield)	Cognac Fair Lakes LLC (Additional Parking & Site Mods)	B. O'Donnell	<b>P/H to 5/2/07</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MARCH 28, 2007**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 28, 2007**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 29, 2007**

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

**ITEM SCHEDULED FOR DECISION ONLY**

**FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP** - For Fiscal Years 2008-2012 (with Future Fiscal Years to 2017). **APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PUBLIC FACILITIES MANUAL AMENDMENTS (VDOT MANUAL CHANGE)** – To amend Chapter 7 of the Fairfax County Public Facilities Manual (PFM). The amendments address January 2006 revisions to Appendix B of the Virginia Department of Transportation (VDOT) Road Design Manual regarding subdivision street design standards. Where possible, the proposed amendments refer to the VDOT Road Design Manual or other relevant state manuals rather than restating design standards. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE. D/O to 4/19/07**

**ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS)**

- To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Add a new retail sales establishment-large use which is defined as any establishment containing 80,000 to 120,000 square feet or more of gross floor area wherein the primary occupation is the sale of merchandise for the consumption by the immediate purchaser. (2) Allow retail sales establishments-large by right in the PDC and PRC Districts when depicted on an approved final development plan or development plan and in the C-6, C-7, C-8, and C-9 Districts when such use is located within a building that contains a minimum of from 500,000 to 1,000,000 square feet of gross floor area with at least six principal uses that are connected by party walls, partitions, or similar structural members to form one continuous structure. (3) Retail sales establishments-large that do not meet the limitations in Par. 2 above may be allowed in the C-6, C-7, C-8, C-9, PDC, and PRC Districts with special exception approval by the Board of Supervisors and subject to the following additional standards: (a) The Board shall determine that

such use will be compatible with and not adversely impact adjacent properties and the local area road system; (b) The Board shall determine that parking is provided and designed in such a manner as to minimize impacts on adjacent properties; (c) Such use shall be designed so that pedestrian circulation is coordinated on-site and on adjacent properties; (d) Such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between service and delivery vehicles, passenger vehicles, and pedestrian traffic, and to minimize noise and outdoor lighting impacts from the use on adjacent properties; (e) Structures shall be designed to protect the character of the neighborhood through the use of architectural and site design methods; (f) All outdoor service, storage, and display, with the exception of outdoor seating, shall be fully screened with solid fences, walls, berms, evergreen hedges, or a fence, wall, berm, and/or landscaping combination; and (g) All signs shall be in scale and harmony with the development and shall be located and sized so as to ensure convenience to the visitor, user, or occupant while not adding to street clutter or detracting from the character of the surrounding properties. (4) Revise the retail sales establishment definition to allow the sale of bulk items provided that the primary occupation of a retail sales establishment is the sale of merchandise for the use or consumption by the immediate purchaser. 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 website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O to 4/4/07**

**RZ 2005-LE-021/FDP 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS** - Appls. to rezone from R-3 to PDH-8 to permit residential development at a density of 7.2 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of S. Van Dorn St. opposite its intersection with Crown Royal Dr. on approx. 2.37 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 81-4 ((1)) 37, 38, and 39.  
**LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 3/29/07  
Revised: 3/30/07

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, MARCH 29, 2007**

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

**DECISIONS ONLY:**

RZ 2006-PR-029 - CEDAR LANE DEVELOPMENT LLC (P/H on 3/14/07) **D/O to 4/19/07**

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) **D/O to 5/31/07**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY, LLC (P/H on 3/14/07) **D/O to 5/31/07**

RZ 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) **REC DENIAL**

FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST, LLC (P/H on 1/18/07) **DENIED**

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (P/H on 3/15/07)

\*\*\*\*\*

RZ 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS **APPROVAL REC**

FDP 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS (Staff: Jack Thompson)

**APPROVED**

1. Alison Lawter  
5866 Woodfield Estates Drive  
Alexandria, VA 22310
2. Gary Fletcher  
6051 Estates Drive  
Alexandria, VA 22310

PUBLIC FACILITIES MANUAL AMENDMENTS (VDOT MANUAL CHANGE) (Hart)

(Staff: Judith Cronauer) **D/O to 4/19/07**

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (LARGE RETAIL SALES ESTABLISHMENTS) (Hart)

(Staff: Lorrie Kirst) **D/O to 4/4/07**

1. John McBride, Esquire  
AJDwoskin & Associates, Inc.  
9200 Church Street, Suite 400  
Manassas, VA 20110
2. Paul Weinschenk  
International Council of Shopping Centers  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033
3. Kevin Crown  
The Peterson Companies  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033
4. Kip Killmon  
11196 Longwood Grove Drive  
Reston, VA 20194
5. Mark Looney, Esquire  
Cooley Godward Kronish LLP  
11951 Freedom Drive, Suite 15  
Reston, VA 20190
6. Frank McDermott, Esquire  
Hunton & Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102