

March 2008

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
						1
2	3	4	5 View Agenda View Speakers List *	6 View Agenda View Speakers List *	7	8
9	10	11	12 NO PC MEETING	13 View Agenda View Speakers List *	14	15
16	17 St. Patrick's Day 	18	19 View Agenda View Speakers List *	20 NO PC MEETING	21	22
23 	24	25	26 View Agenda View Speakers List *	27 View Agenda View Speakers List *	28	29
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.

Posted: 12/20/07
Revised: 4/16/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 5, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Countywide) (Alcorn)	Public Transit Passenger Shelter Signs	C. Chambers	DO TO 4/23/08 (P/H on 2/13/08) (Def. from 2/27/08)
SE 2007-MA-021 (Mason)	Ghana-American Community Assoc. (6424 General Green Way) (Public Benefit Association)	B. O'Donnell	D/O to 4/17/08 (P/H on 11/29/07)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 89-S-072 2232-S07-4 (Springfield)	T-Mobile Northeast LLC/Northern Virginia Electric Cooperative/Smartpole, Inc., & New Cingular Wireless PCS, LLC (permit telecom facility on electric substation At 12700 Popes Head Road)	B. O'Connell	APPROVAL REC APPROVED (from 1/10/08)
RZ 2007-HM-015 (Hunter Mill)	Sekas Homes, LTD Residential(W side Beulah Rd South of Intersection w/ Clarks Crossing Rd)	S. Williams	APPROVAL REC (from 2/7/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-SP-013 (Springfield)	Tong Soo & Mine K. Park (residential from R-1 to R-2)	S. McKnight	P/H to 4/23/08 (from 1/10/08)
SE 2007-MA-028 (Mason)	Montessori School of Northern Virginia (3433 Rose Lane, Falls Church) (for school of general education, Nursery school and child care center)	T. Strunk	P/H to 4/10/08
SEA 87-S-072 (Springfield)	Exxon Mobil Corporation (for service station/quick service food store to permit site modifications)	S. Battista	P/H to 3/19/08
SE 2007-SU-033 (Sully)	Enterprise Leasing Company A Maryland Corporation d/b/a ente (vehicle sale, rental & ancillary service establishment)	J. Papp	P/H to 3/27/08

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 5, 2008

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

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (PUBLIC TRANSIT PASSENGER SHELTER SIGNS) –

To allow advertising on County-owned public transit passenger shelters, including bus shelters, located outside the Virginia Department of Transportation right-of-way. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. D/O TO 4/23/08**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2007-HM-015 – SEKAS HOMES, LTD. – Appl. to rezone from R-1 and R-3 to R-3 to permit residential development at a density of 2.58 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 850 ft. S. of its intersection with Clarks Crossing Rd. on approx. 5.84 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-3 ((1)) 28, 29, and 31.
HUNTER MILL DISTRICT. APPROVAL RECOMMENDED

2232-S07-4 – T-MOBILE NORTHEAST LLC/NORTHERN VIRGINIA ELECTRIC COOPERATIVES/SMARTPOLE, INC., & NEW CINGULAR WIRELESS PCS, LLC

– Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility at 12700 Popes Head Rd. on approx. 4.81 ac. of land zoned R-C and WS. Tax Map 66-4 ((3)) 1. (Concurrent with SEA 89-S-072.) **SPRINGFIELD DISTRICT. APPROVED**

SEA 89-S-072 – T-MOBILE NORTHEAST LLC/NORTHERN VIRGINIA, ELECTRIC COOPERATIVE/SMARTPOLE, INC., & NEW CINGULAR WIRELESS PCS, LLC

– Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 89-S-072 previously approved for an electrical substation to permit a telecommunications facility and associated modifications to site design and development conditions. Located at 12700 Popes Head Rd. on approx. 4.81 ac. of land zoned R-C and WS. Tax Map 66-4 ((3)) 1. (Concurrent with 2232-S07-4.)
SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED

SE 2007-SU-033 – ENTERPRISE LEASING COMPANY A MARYLAND CORP. D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P.

– Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle sale, rental, and ancillary service establishment. Located at 5948 Centreville Crest La. on approx. 1.02 ac. of land zoned C-7, HC, SC, and WS. Tax Map 54-4 ((1)) 117 pt. **SULLY DISTRICT. P/H TO 3/27/08**

Posted: 3/5/08
Revised: 3/6/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 5, 2008

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

DEFERRALS:

ZONING ORDINANCE AMENDMENT (ADVERTISING ON PUBLIC TRANSIT PASSENGER SHELTER SIGNS) (Alcorn) (P/H on 2/13/08) – **D/O to 4/23/08**

SE 2007-SU-033 – ENTERPRISE LEASING COMPANY A MARYLAND CORP. D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P. – **P/H TO 3/27/08**

FEATURE SHOWN: DENIED

FS-MD07-68 - Fairfax Water, VDOT Right of Way & Commonwealth of VA (Braddock, Mason, and Providence Districts) (Deadline: 6/2/08)

RZ 2007-HM-015 - SEKAS HOMES, LTD (Staff: St. Clair Williams) **APPROVAL RECOMMENDED**

NO SPEAKERS

2232-S07-4/SEA 89-S-072 – T-MOBILE NORTHEAST LLC/NORTHERN VIRGINIA ELECTRIC COOPERATIVES/SMARTPOLE, INC., & NEW CINGULAR WIRELESS PCS, LLC (Staff: William O'Donnell) **APPROVED/APPROVAL RECOMMENDED**

1. William Lukaczyk
12710 Popes Head Road
Clifton, VA 20124

Posted: 12/20/07
Revised: 3/7/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 6, 2008

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

ITEMS SCHEDULED FOR WORKSHOP

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Plan (Countywide)	(CIP) Workshop	D. Jillson	P/H on 3/13/08

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 6, 2008

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

ITEM SCHEDULED FOR WORKSHOP

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 2009-2013 (with future Fiscal Years to 2018), with briefings from various County agencies. **COUNTYWIDE. P/H ON 3/13/08**

Posted: 3/6/08
Revised: 3/7/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 6, 2008

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

NO PUBLIC HEARINGS

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2009 – 2013
(Staff: David Jillson) **PUBLIC HEARING SCHEDULED FOR 3/13/08**

1. Fairfax County Department of Public Works & Environmental Services
Randy Bartlett, Director, Stormwater Program
2. Fairfax County Park Authority
Sandra Stallman, Manager, Park Planning Branch, Planning & Development Division
3. Fairfax County Fire & Rescue Department
Daryl Louder, Assistant Fire Chief, Administrative Services Bureau
4. Fairfax – Falls Church Community Services Board
Pam Gannon, Director, Facility Planning & Site Development
5. Fairfax County Department of Transportation
Michael R. Lake, Senior Transportation Planner, Coordination & Funding Section
6. Fairfax County Police Department
John Kapinos, Strategic Planner
7. Fairfax County Public Library
Sam Clay, Director
8. Fairfax County Public Schools
Ajay Rawat, Facilities Services Planning
9. Fairfax County Department of Housing & Community Development
John Payne, Director, Real Estate & Revitalization Planning Division
10. Fairfax County Department of Vehicle Services
Raymond Willis, Assistant Director
11. Fairfax County Department of Public Works & Environmental Services
Shahram Mohsenin, Waste Water Planning & Monitoring Division

Posted: 12/20/07
Revised: 4/30/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 13, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Plan (Countywide)	CIP Public Hearing	D. Jillson	D/O to 3/27/08
SE 2007-LE-030 (Lee)	Springfield Post 7327, Veterans of Foreign Wars of the United States, Inc. (7711,7713,7715,7719 Beulah Street) (Private Club/Public Benefit Association)	S. Lin	APPROVAL REC (from 2/27/08)
2232-D07-13 (Dranesville)	NewPath Networks, LLC (Georgetown Pi. & Old Dominion Dr.) (for Distributed Antenna System in Great Falls area)	D. Jillson	APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-SP-022 2232-S07-3 (Springfield)	Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hoes Rd) (for church with nursery school, child care center, telecom fac)	S. McKnight	P/H to 5/15/08 (from 1/24/08)
RZ 2007-HM-008 (Hunter Mill)	Phillip & Melinda R. Pon (N. side of Old Courthouse Rd. between Arabian Ave. and Burlwood Court) (From R-1 to R-2)	J. Thompson	P/H to 5/21/08 (from 3/13/08)
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver Of min. lot width requirement)	S. McKnight	P/H to 9/11/08 (from indef def)
PCA C-597-4 & SE 2007-PR-014 (Providence)	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	P/H to 4/30/08 (from 2/13/08)
SE 2007-MV-027 (Mount Vernon)	Denise Jones & Gaile Hixson 9406 Gambrell Road (to permit nursery school)	S. Lin	INDEF DEF (from 2/7/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 12, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, MARCH 12, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 13, 2008**

7:30 p.m. The Environment Committee was rescheduled to 3/27/08 in the Board Conference Room of the County Government Center to continue discussion on “green” building incentives.

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

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

– A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2009-2013 (with Future Fiscal Years to 2018). Copies of the Advertised CIP may be obtained 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. Any questions regarding the details of the Advertised CIP may be directed to DMB at 703-324-2391. **COUNTYWIDE. D/O TO 3/27/08**

2232-D07-13 – NEWPATH NETWORK, LLC & NEW CINGULAR WIRELESS PCS, LLC – Appl. by AT&T Mobility Corporation, Its: Manager, to construct a Distributed Antenna System (DAS) telecommunications facility in the Great Falls area consisting of antennas, equipment cabinets, and aerial fiber optic cable attached to 11 replacement utility poles along portions of Georgetown Pike and Old Dominion Dr., and a radio equipment cabinet located in an existing telecommunications equipment compound at the intersection of I-495 and Georgetown Pike. Tax Maps 13-4 ((1)) 34; 13-4 ((1)) 35; 20-1 ((1)) 45; Portions of Tax Maps 13-4, 20-1, 20-2, 20-4, 21-1, 21-3. Areas II and III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **DRANESVILLE DISTRICT. APPROVED**

SE 2007-LE-030 – SPRINGFIELD POST 7327, VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC. – Appl. under Sect. 3-104 of the Zoning Ordinance to permit private club and public benefit association. Located at 7711, 7713, 7715, 7717, and 7719 Beulah St. on approx. 2.52 ac. of land zoned R-1 and NR. Tax Map 99-2 ((1)) 44-49. **LEE DISTRICT. APPROVAL RECOMMENDED**

Posted: 3/13/08
Revised: 3/14/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 13, 2008

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

SE 2007-LE-030 - VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.,
SPRINGFIELD POST 7327 (Staff: Suzanne Lin) **APPROVAL RECOMMENDED**

NO SPEAKERS

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)
(Staff: David Jillson) **D/O DEFERRED TO 3/27/08**

1. Bill Bouie, Vice Chairman
Fairfax County Park Authority Board
12055 Government Center Parkway
Fairfax, VA 22035

2232-D07-13 - NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC
(Staff: David Jillson) **APPROVED**

1. Mark Lawrence
8612 Tebbs Lane
McLean, VA 22102

Posted: 12/20/08
Revised: 10/14/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 19, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment (Countywide)	Regional Non-Rail Transit Facility Editorial Revisions	C. Chambers	APPROVAL REC
SEA 90-P-031 with 2232-P07-15 (Providence)	St. Phillip's Catholic Church c/o Bishop of Arlington DPWES (7500 St. Phillips Court; Falls Church, VA) (To permit temporary library in church parking lot)	W. O'Donnell S. Smith	D/O to 3/27/08 (from 2/27/08) D/O to 3/27/08

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-Y07-16 (Sully)	UOSA (Replace water lines in Cub Run Park)	S. Smith	P/H to 3/27/08
SE 2007-SP-035 (Springfield)	Masood Said (9121 Silverbrook Rd, Fairfax Station) (for day care center w/ 99 children/10 employees)	S. Battista	P/H to 2/4/10 (from inde def)
SE 2007-MA-036 (Mason)	Nextel Communications of the Mid-Atlantic Area (6201 Montrose St., Alexandria)(construct 90' flagpole facility & equipment shelter)	J. Papp	P/H to 6/26/08
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 4/10/08 (from 2/27/08)
SEA 87-S-072 (Springfield)	Exxon Mobil Corporation (for service station/quick service food store to permit site modifications)	S. Battista	WITHDRAWN (from 3/5/08)
SEA 2006-MA-016 (Mason)	PNC Bank, N.A. (6950 Braddock Road) (drive-in bank to permit waiver of min. Lot width & site modifications)	S. Battista	P/H to 4/17/08

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 19, 2008

- 7:30 p.m.** The Capital Improvement Committee met in the Board Conference Room of the Fairfax County Government Center with staff for any necessary clarifications on various projects in the FY 2009-FY 2013 Capital Improvement Program and formulate its recommendations to the full Commission.
- 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

ZONING ORDINANCE AMENDMENT (REGIONAL NON-RAIL TRANSIT FACILITY – EDITORIAL REVISIONS) – To amend Chapter 112 of the Zoning Ordinance of the 1976 Code of the County of Fairfax, as follows: Revise the WMATA non-rail transit facilities definition to reflect the more generic term of “regional non-rail transit facilities” and replace all references to “WMATA non-rail transit facilities” with references to “regional non-rail transit facilities.” 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. Access to the full text is also available at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**
APPROVAL RECOMMENDED

SEA 2006-MA-016 – PNC BANK, N.A. – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 2006-MA-016 previously approved for a drive-in bank to permit waiver of minimum lot size, minimum lot width and modifications to site design, and development conditions. Located at 6950 Braddock Rd. on approx. 32,624 sq. ft. of land zoned C-6. Tax Map 71-4 ((1)) 28A. **MASON DISTRICT. P/H TO 4/17/08**

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a temporary public library. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4 Tax Map 60-1 ((1)) 3. (Concurrent with SEA 90-P-031.) **PROVIDENCE DISTRICT. D/O TO 3/27/08**

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE 90-P-031 previously approved for nursery school, private school of general education, child care center, and public benefit association to permit a church with a maximum of 500 seats, a temporary public library, and associated modifications to site design and development conditions. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4. Tax Map 60-1 ((1)) 3. (Concurrent with 2232-P07-15.) **PROVIDENCE DISTRICT. D/O TO 3/27/08**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, MARCH 20, 2008**

Posted: 3/19/08
Revised: 3/20/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 19, 2008

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

DEFERRAL:

SEA 2006-MA-016 - PNC Bank, N.A. – **P/H to 4/17/08**

CONSENT AGENDA ITEM: CONCUR

FS-L08-1 - FiberTower, 6700 Springfield Center Drive (Deadline: 4/10/08)

ADMINISTRATIVE ITEM: CONCUR

Site Plan for Trinity Christian School, #6192-SP-004-2, Braddock District

FEATURE SHOWN: CONCUR

FS-M07-26 - Fairfax County Department of Public Works & Environmental Services
7415 Arlington Boulevard for Thomas Jefferson Community Library (Deadline: 4/28/08)

ZONING ORDINANCE AMENDMENT (REGIONAL NON – **APPROVAL RECOMMENDED**
-RAIL TRANSIT FACILITY – EDITORIAL REVISIONS)

(Staff: Lorrie Kirst) (Sargeant)

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP – **DEFER D/O TO 3/27/08**
OF ARLINGTON

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP – **DEFER D/O TO 3/27/08**
OF ARLINGTON

Posted: 12/21/08
Revised 3/27/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 26, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendment (Countywide) (Hart)	Revision to shared utilities provisions; trash/recycling; clarity edits	J. Leavitt	APPROVAL REC (from 1/17/08)
PCA 91-W-023-03 & FDPA 91-W-023-02 (Providence)	Fairfax County Board of Supervisors (south side Page Ave. N. Judicial Dr., W. Rt 123)(for Public Safety Center)	P. Braham	APPROVAL REC APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-MV-024 (Mount Vernon)	Red Young (8130 Stacey Road) (For sf home in a floodplain)	J. Thompson	P/H to 4/30/08 (from 1/23/08)
SEA 80-L-127-3 2232-L07-2 (Lee)	Nextel Communications of the Mid-Atlantic, Inc.; Franconia Volunteer Fire Dept. Inc. (6304 Beulah Street)(For 120 ft. monopole, w/12 antennas, & equipment shelter)	S. Williams	P/H to 6/25/08 (from 1/10/08)
SEA 97-V-046 & FS-V07-63 (Mount Vernon)	Washington, D.C. SMSA Limited Partnership d/b/a Verizon Wire (9128 Belvoir Court, Alexandria) (for telecom facility to permit addtl. Antennae & site modifications)	K. Goddard-Sobers	P/H to 4/23/08
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	P/H to 5/15/08 (from 1/23/08)
SE 2007-DR-018 (Dranesville)	William P. Sloan (1942 Virginia Ave., McLean) (To decrease minimum lot width)	J. Thompson	P/H to 5/15/08 (from 2/27/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 26, 2008

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PUBLIC FACILITIES MANUAL AMENDMENTS (REVISION TO SHARED UTILITIES PROVISIONS; TRASH/RECYCLING; SERVICE DRIVE, PLASTIC PIPES & CLARITY EDITS) – To amend the Public Facilities Manual (PFM), Subdivision Ordinance, and Zoning Ordinance to revise the provisions related to trash and recycling to align them with Chapter 109.1 (Solid Waste Management) of the County Code. The proposed amendment to Zoning Ordinance §17-106 requires that all site plans include the location of solid waste and recycling containers. The proposed PFM amendment establishes standards for the size of proposed trash and recycling containers and requires that they be located on the site plan to avoid open space, tree save areas, floodplains, and resource protection areas. The PFM amendments also provide standards for access to recycling and solid waste collection and storage areas. Proposed amendments to the PFM revise the provisions related to storm drainage to permit the use of high density polyethylene pipe (HDPE) for certain storm drainage applications and to incorporate standards, including the American Association of State and Highway Transportation Official's (AASHTO's) recommendations, pertaining to the field inspection of HDPE, concrete, and corrugated metal pipe installations. Proposed amendments to the PFM, Subdivision Ordinance, and Zoning Ordinance revise the provisions for the conveyance of shared utility easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone, and electric service to proposed subdivisions to align them with §15.2-2241(6) of the *Code of Virginia*. The revisions to the shared utility easement provisions of the PFM, Subdivision Ordinance and Zoning Ordinance eliminate the existing requirement for shared utility easements to be shown on plats and plans as a prerequisite to the approval of such plats and plans by the County and replace it with a requirement that a note be placed on plats and plans that the future conveyance of shared utility easements must comply with §15.2-2241(6) of the *Code of Virginia*. Proposed amendments to the PFM and Zoning Ordinance clarify that primary roadways do not have assigned numbers greater than 7000. Editorial changes to the PFM are also proposed. Specifically, changes to PFM Table 6.31 (Vegetated Channel Sizing) make the values in the table match the values in the Virginia Stormwater Management Handbook, Volume 1, and changes to Plate 81-6 (Reforested Area, Bioretention, or Vegetated Swale Sign) will make the minimum distance between signs consistent with the distance in the PFM text. Copies of the aforementioned amendments may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public a copy of the amendments will also be available for inspection at the County's Regional and Community Public Libraries.

COUNTYWIDE. APPROVAL RECOMMENDED

SE 2007-DR-018 – WILLIAM P. SLOAN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 1942 Virginia Ave. on approx. 1.0 ac. of land zoned R-2. Tax Map 41-1 ((9)) 1A. **DRANESVILLE DISTRICT.**
P/H to 5/15/08

FDPA 91-W-023-02 - FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. to amend the final development plans for FDP 91-W-023-02 previously approved for public safety center to permit site modifications and associated changes to development conditions. Located on the S. side of Page Ave. N. of Judicial Dr. and W. of Chain Bridge Rd. on approx. 7.52 ac. of land zoned PDC. Tax Map 57-3 ((1)) 17 and 57-4 ((1)) 14. (Concurrent with PCA 91-W-023-03.)
PROVIDENCE DISTRICT. APPROVAL RECOMMENDED

PCA 91-W-023-03 - FAIRFAX COUNTY BOARD OF SUPERVISORS, PCA – Appl. to amend the proffers for RZ 91-W-023 previously approved for public safety center to permit the addition of a Less-Secure Shelter (12,000 sq. ft.) adjacent to the existing Juvenile Detention Center (77,000 sq. ft.) on 7.52 ac. of the public safety center and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.79. Located on the S. side of Page Ave. N. of Judicial Dr. and W. of Chain Bridge Rd. on approx. 47.8 ac. of land zoned PDC. Comp. Plan Rec: Public Facilities. Tax Map 57-3 ((1)) 17 and 57-4 ((1)) 14 and 14A. (Concurrent with FDPA 91-W-023-02.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

Posted: 3/26/08
Revised: 3/27/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 26, 2008

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

DEFERRALS:

SE 2007-DR-018 - WILLIAM P. SLOAN - **P/H to 5/15/08**

SEA 94-P-040 - RP MRP TYSONS, LLC - **P/H to 5/15/08**

PUBLIC FACILITIES MANUAL AMENDMENTS (TRASH AND RECYCLING, HIGH DENSITY
POLYETHYLENE PIPES, INSPECTION REQUIREMENTS FOR STORM DRAIN PIPES, SHARED
UTILITY EASEMENTS, SERVICE DRIVES, & EDITORIAL CHANGES) (Staff: Jan Leavitt) (Hart)

REC. APPROVAL

NO SPEAKERS

PCA 91-W-023-03/FDPA 91-W-023-02 - FAIRFAX COUNTY BOARD OF SUPERVISORS
(Providence District) (Staff: Peter Braham) **REC. APPROVAL**

NO SPEAKERS

Posted: 12/21/08
Revised: 3/28/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 27, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Plan (Countywide)	CIP Markup	D. Jillson	APPROVAL REC (P/H on 3/13/08)
SEA 90-P-031 with 2232-P07-15 (Providence)	St. Phillip's Catholic Church c/o Bishop of Arlington DPWES (7500 St. Phillips Court; Falls Church, VA) (To permit temporary library in church parking lot)	W. O'Donnell S. Smith	APPROVAL REC (P/H on 3/19/08) APPROVED

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-Y07-16 (Sully)	UOSA (Replace water lines in Cub Run Park)	S. Smith	D/O to 4/30/08 (from 3/19/08)
PCA 87-P-020-2 (Providence)	Oakton Grove LLC (2615/2616 Powdermill Lane, Vienna) (to amend RZ 87-P-020; modifications of proffers)	S. Williams	APPROVAL REC (from 2/20/08)
SE 2007-SU-033 (Sully)	Enterprise Leasing Company A Maryland Corporation d/b/a ente (vehicle sale, rental & ancillary service establishment)	J. Papp	APPROVAL REC (from 3/5/08)
RZ 2007-MV-011 FDP 2007-MV-011 (Mount Vernon)	Carrhomes, LLC (W. side of Telegraph Rd. @ Newington Rd.)(From R-1 to PDH-2)	S. Williams	D/O TO 4/9/08 (from 2/27/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. McKnight	P/H to 5/15/08 (from 1/10/08)
SEA 91-M-018 (Mason)	Dong S. and Vo L. Nguyen 6800 Little River Turnpike (demolition/construction of new bldg.)	T. Strunk	P/H to 5/1/08 (from 2/7/08)
SE 2007-SP-020 (Springfield)	Myung C. Cho Pastor, Capital Presbyterian Korean Church (5428 Ox Road)(for 192 seat sanctuary & meeting rooms)	T. Strunk	P/H to 6/26/08 (from 1/17/08)
SEA 01-M-010 (Mason)	Discount Gas 5842 Columbia Pike (to permit Fast food restaurant)	T. Strunk	P/H to 4/17/08

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 27, 2008

- 7:30 p.m.** The Environment Committee met in the Board Conference Room of the County Government Center to continue discussion on “green” building incentives.
- 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 2009-2013 (with Future Fiscal Years to 2018). **APPROVAL RECOMMENDED**

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a temporary public library. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4 Tax Map 60-1 ((1)) 3. (Concurrent with SEA 90-P-031.) **PROVIDENCE DISTRICT. APPROVED**

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON – Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE 90-P-031 previously approved for nursery school, private school of general education, child care center, and public benefit association to permit a church with a maximum of 500 seats, a temporary public library, and associated modifications to site design and development conditions. Located at 7500 St. Philips Ct. on approx. 13.35 ac. of land zoned R-4. Tax Map 60-1 ((1)) 3. (Concurrent with 2232-P07-15.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

SEA 01-M-010 – SKYLINE AMOCO, LLC TRADING AS DISCOUNT GAS – Appl. under Sects. 4-504, 7-607, and 9-622 of the Zoning Ordinance to amend SE 01-M-010 previously approved for a service station, mini-mart, and car wash in a Highway Corridor Overlay District to permit addition of a fast food restaurant, waivers, and modifications in a CRD and associated modifications to site design and conditions. Located at 5842 Columbia Pike on approx. 29,070 sq. ft. of land zoned C-5, CRD, HC, and SC. Tax Map 61-2 ((17)) (A) 17A. **MASON DISTRICT. P/H TO 4/17/08**

RZ 2007-MV-011/FDP 2007-MV-011 – CARRHOMES, LLC – Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.47 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Telegraph Rd. approx. 100 ft. N. of its intersection with Newington Rd. on approx. 7.46 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-4 ((1)) 32 and 33. **MOUNT VERNON DISTRICT. D/O TO 4/9/08**

PCA 87-P-020-02 – OAKTON GROVE LLC, DEBRA & SCOTT KNISLEY – Appl. to amend the proffers for RZ 87-P-020 previously approved for residential development to permit existing structures to be replaced or modified at a density of 1.82 dwelling units per acre (du/ac) with associated modifications to site design. Located at the terminus of Powdermill La. on approx. 1.46 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-1 ((40)) 15 and 16. **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – Appl. to replace 25,000 linear feet of gravity sewer line with new gravity sewer line within the Cub Run Stream Valley Park in the Centreville area. Portions of Tax Maps: 0642-0403-D; 0642-0402-A; 0642-01-0035; 0642-01-0005A; 0642-04-A; 0642-03-0028; 0642-03-0026A; 0642-01-0001F; 0534-01-12; 0534-06-D; 0534-06-E; 0534-08-I; 0534-09-A; 0534-01-0002; 0534-09-B; 0534-0502-A; 0532-01-0001; 0532-02-B; 0532-02-C; 0532-02-D; 0532-02-E; 0434-01-0004; 0434-03-F; 0434-03-H; 0434-03-J; 0434-03-M; 0434-03-N; 0434-03-Q; 0434-07-0008; 0434-07-0009; 0434-07-0007; 0434-07-0006; 0434-07-0005; 0434-07-0004; 0434-01-0005B; 0434-01-0005A; 0434-01-0009; 0434-06-0011; 0434-08-0001; 0432-01-0012; 0432-02-0009E; 0432-02-0009C2; 0432-02-0029I; 0432-01-0003; 0432-02-0029E2. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **SULLY DISTRICT. D/O to 4/30/08**

SE 2007-SU-033 – ENTERPRISE LEASING COMPANY A MARYLAND CORP. D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P. – Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle sale, rental, and ancillary service establishment. Located at 5948 Centreville Crest Lane on approx. 1.02 ac. of land zoned C-7, HC, SC, and WS. Tax Map 54-4 ((1)) 117 pt. **SULLY DISTRICT. APPROVAL RECOMMENDED**

Posted: 3/27/08
Revised: 3/28/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 27, 2008

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

DECISIONS ONLY:

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP – **APPROVAL REC**
(P/H on 3/13/08)

2232-P07-15 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP – **APPROVED**
OF ARLINGTON (P/H on 3/19/08)

SEA 90-P-031 – ST. PHILIPS CATHOLIC CHURCH C/O BISHOP – **APPROVAL REC**
OF ARLINGTON (P/H on 3/19/08)

DEFERRAL:

SEA 01-M-010 – SKYLINE AMOCO, LLC TRADING AS DISCOUNT GAS – **P/H to 4/17/08**

ADMINISTRATIVE ITEM:

Final Building Designs for 2900 Fairview Park Drive, LLC (FDPA 80-P-073-03-05)

FEATURES SHOWN: CONCUR

FSA-S06-21-1 – FiberTower, 4618 West Ox Road (Deadline: 4/27/08)

PCA 87-P-020-02 – OAKTON GROVE LLC, DEBRA KNISLEY AND – **APPROVAL REC**
SCOTT KNISLEY
(Staff: St. Clair Williams)

NO SPEAKERS

SE 2007-SU-033 – ENTERPRISE LEASING COMPANY A MARYLAND – **APPROVAL REC**
CORP. D/B/A ENTERPRISE/CENTREVILLE SQUARE PROJECT, L.P.
(Staff: Jonathan Papp)

NO SPEAKERS

2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – **D/O to 4/30/08**
(Staff: Sandi Smith)

1. Randy Hodgeson
5635 Old Farm Lane
Sudley Springs, VA 20109
2. Jay Johnston
Vice President
Board of Trustees for Virginia Run

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, March 27, 2008

Page 2

RZ 2007-MV-011 – CARRHOMES, LLC – D/O to 4/9/08
FDP 2007-MV-011 – CARRHOMES, LLC – D/O to 4/9/08
(Staff: St. Clair Williams)

1. Cynthia Smith
6713 Catskill Road
Lorton, VA 22079
2. Dan Strobe
8229 Higham Road
Lorton, VA 22079
3. Bill Mutscheller
8221 Higham Road
Lorton, VA 22079
4. Levelle Dupell
6700 Bulkley Road
Lorton, VA 22079
5. Christine Sopko
8304 Telegraph Road
Lorton, VA 22079
6. Alan Boyd
Winstead Manor Homeowners'
Association
6603 Winstead Manor Court
Lorton, VA 22079
7. Eleanor Quigley
Tree Commissioner, Mount Vernon
District
7600 Admiral Drive
Alexandria, VA 22308
8. Patrick Rea
Co-Chair, Mount Vernon Council of Civic
Associations
9417 Mount Vernon Circle
Alexandria, VA 22309
9. Kimberly Hellen
5924 Camberley Drive
Springfield, VA 22150
10. Lee Kind
9108 Wood Pointe Way
Fairfax Station, VA 22039
11. H. Jay Spiegel
P.O. Box 11
Mount Vernon, VA 22121