

November 2005

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.)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Planning Commission Meeting CANCELLED	3 Planning Commission Meeting CANCELLED	4	5
6	7	8	9 Planning Commission Meeting View Agenda View Speakers List*	10 No Planning Commission Meeting	11 County Holiday	12
13	14	15	16 Planning Commission Meeting View Agenda View Speakers List*	17 Planning Commission Meeting View Agenda View Speakers List*	18	19
20	21 Board of Supervisors Meeting	22	23 No Planning Commission Meeting	24  County Holiday	25 County Holiday	26
27	28	29	30 Planning Commission Meeting View Agenda View Speakers List*			
<p>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</p> <p>All Planning Commission Meetings for the month of November will begin at 8:15 pm.</p>						

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 2, 2005**

*Posted: 7/28/05
Revised: 10/21/05*

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

--NOVEMBER 2, 2005 MEETING IS CANCELLED--

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

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2002-HM-043, PCA 79-C-037-5 & SE 2002-HM-046	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	K. Abrahamson	P/H to 11/30/05 <i>(Moved from 9/28/05)</i>
SE 2005-SU-007	Korean Central Presbyterian Church Trustees	T. Swagler	P/H to 1/26/06 <i>(Moved from 9/21/05)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 3, 2005

Posted: 6/15/05
Revised: 10/19/05

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

Note: This meeting has been cancelled.

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>
--------------------	------------------	--------------	------------------

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
S01-CW-17CP	Transportation Plan Update	L. Wolfenstein	P/H to date TBD

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 9, 2005

Posted: 7/20/05
Revised: 12/13/05

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.

Committee Meeting: Policy and Procedures Committee will meet on 11/16/05 @ 7:30 p.m. in the Board Conference Room, Government Center

CONSENT AGENDA

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-V05-29 -	Omnipoint Communications Cap Operations, LLC (T-Mobile), 7361 Lockport Place	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-S05-15	Fairfax County Facilities Management (Ball field lighting)	L. Hush	Approved (P/H on 10/27/05)
SE 2005-PR-006	Robert C. & Mary Alice Cole	T. Swagler	Defer D/O to 12/7/05 (P/H on 10/26/05)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L05-8	T-Mobile	D. Jillson	Defer D/O to 11/16/05
2232-V05-18	Sprint PCS, 8009 Fort Hunt Road	W. Hagan	Approved (Moved from 10/20/05)
PCA 79-L-147 & SEA 84-V-009-2	Abdul G. Khan	P. Braham	Recommend Approval (Moved from 10/6/05)
SEA 78-V-115	John B. LoGrande	S. Vargas	Defer D/O to 12/8/05

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-SP-012	Jeffrey A. Goldberg	C. Lee	P/H to 11/16/05 (Moved from 9/28/05)
PFM Amendments (Commissioner Wilson)	Street and sidewalk standards	J. Cronauer	D/O to 11/17/05 (P/H on 10/27/05)
ZOA	Public Use Definition Update	L. Kirst	Deferred from 11/17/05 to date indefinite (P/H held on 10/27/05)
SE 2005-MA-022	5213 Yuma Court LLC (For fill in the floodplain)	C. Lee	Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, November 9, 2005

*Posted: 10/24/05
Revised: 11/10/05*

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

- 7:30 p.m.** The School Facilities Committee will meet in the Board Conference Room to continue discussions on matters of mutual interest.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

SE 2005-PR-006 - ROBERT C. COLE AND MARY ALICE COLE - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 7129 Leesburg Pi. on approx. 2.20 ac. of land zoned R-1 and HC. Tax Map 40-3 ((1)) 99. (P/H on 10/26/05) [Defer D/O to 12/6/05](#)

SPRINGFIELD DISTRICT

2232-S05-15 - FAIRFAX COUNTY FACILITIES MANAGEMENT DEPARTMENT - Appl. to provide lights for three existing baseball fields and to add a storage/utility shed and an electronic scoreboard on the Lincoln, Lewis, Vannoy parcel located at 12470 Braddock Road. Tax Map 66-2 ((1)) 4D. Area III. (P/H on 10/27/05) [Approved](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

2232-L05-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC - Appl. to construct a telecommunications facility at Lee District Park, located at 6601 Telegraph Rd., Franconia. The proposed facility will include a 95-ft. tall monopole with panel antennas and a fenced area for equipment cabinets. Tax Map 92-1 ((1)) 21. Area IV. Copies of the application with a description of the proposal may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [P/H held; defer D/O to 11/16/05](#)

MOUNT VERNON DISTRICT

PCA 79-L-147 - KHAN INTERNATIONAL, LLC - Appl. to amend the proffers for RZ 79-L-147 previously approved for a service station and quick service food store to permit the addition of a car wash and site modifications with an overall Floor Area Ratio (FAR) of 0.12. Located E. of Gunston Cove Rd. and S. of Lorton Rd. on approx. 34,578 sq. ft. of land zoned C-5. Comp. Plan Rec: Retail. Tax Map 107-4 ((1)) 11A. (Concurrent with SEA 84-V-009-2.) [Recommend approval](#)

SEA 84-V-009-2 - KHAN INTERNATIONAL, LLC - Appl. under Sects. 4-504 and 9-610 of the Zoning Ordinance to amend SE 84-V-009 previously approved for a service station and quick service food store to permit a car wash, site modifications and a waiver of the minimum lot size requirement. Located at 9308 Gunston Cove Rd. on approx. 34,578 sq. ft. of land zoned C-5. Tax Map 107-4 ((1)) 11A. (Concurrent with PCA 79-L-147.) [Recommend approval](#)

SEA 78-V-115 - JOHN B. LOGRANDE - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE 78-V-115 previously approved for uses in a floodplain to permit a building addition and modifications to development conditions. Located at 1212 I St. on approx. 10,500 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (38) 30. Tax Map 102-1 ((1)) 38A. [P/H held; defer D/O to 12/8/05](#)

2232-V05-18 - APC REALTY & EQUIPMENT COMPANY, LLC/SPRINT PCS - Appl. to construct a telecommunications facility consisting of panel antennas within a new steeple/cross and related equipment at St. Luke's Episcopal Church, located at 8009 Fort Hunt Road, Alexandria. Tax Map 102-2 ((12)) A. Area IV. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [Approved](#)

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 10, 2005.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, November 9, 2005

Posted: 11/9/05
Finalized: 11/10/05

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

DECISIONS ONLY:

SE 2005-PR-006 - ROBERT C. COLE AND MARY ALICE COLE (P/H on 10/26/05)

2232-S05-15 - FAIRFAX COUNTY FACILITIES MANAGEMENT DEPARTMENT (Ball field lighting) (P/H on 10/27/05)

DEFERRALS:

PUBLIC FACILITIES MANUAL AMENDMENTS (SUBDIVISION STREET STANDARDS AND SIDEWALKS) (Wilson) (P/H on 10/27/05) - D/O to 11/17/05

RZ 2005-SP-012 - JEFFREY A. GOLDBERG, MANAGER OF BO-BUD RESIDENTIAL, LLC - P/H to 11/16/05

CONSENT AGENDA ITEM:

FS-V05-29 - Omnipoint Communications Cap Operations, LLC (T-Mobile), 7361 Lockport Place

2232-V05-18 - APC REALTY & EQUIPMENT COMPANY, LLC/SPRINT PCS

1. Walter Roeber
8008 Fort Hunt Road
Alexandria, VA 22308

2232-L05-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC (Lee District Park)

- | | |
|---|--|
| <ol style="list-style-type: none">1. Richard Pro
6608 Dorset Drive
Alexandria, VA 223102. John Ford
6707 Woodstone Place
Alexandria, VA 223063. Jacqueline Ford
6707 Woodstone Place
Alexandria, VA 22306 | <ol style="list-style-type: none">4. Carl Sell, Jr., President
Rose Hill Civic Association
6601 Cottonwood Drive
Alexandria, VA 223105. Michael Chick
4023 Cool Brooke Way
Alexandria, VA 22306 |
|---|--|

PCA 79-L-147 - KHAN INTERNATIONAL, LLC (Mount Vernon District)

SEA 84-V-009-2 - KHAN INTERNATIONAL, LLC " "

NO SPEAKERS

SEA 78-V-115 - JOHN B. LOGRANDE

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 10, 2005**

Posted: 6/17/05
Updated: 10/24/05

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

Note: This meeting has been cancelled.

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

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-PR-016 & FDP 2005-PR-016	RCV Real Estate L.C.	P. Braham	Moved to 12/8/05
RZ 2005-LE-021 & FDP 2005-LE-021	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	Moved to 12/8/05
SEA 87-L-078	P.R. Restaurant Inc. & SM Properties Inc.	S. Williams	Moved to 12/7/05
PCA 1999-MV-007	MV Development LLC	C. Lewis	Moved to 12/8/05
SEA 78-V-115 (formerly SE 2005-MV-023)	John LoGrande	S. Varga	Moved to 11/9/05 (Moved from 10/6/05)
PCA 79-L-147 & SEA 84-V-009-2	Abdul G. Khan	P. Braham	Moved to 11/9/05

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 16, 2005

Posted: 8/4/05
Updated: 11/17/05

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.

ADMINISTRATIVE ITEMS

<u>Application</u>		<u>PC Action</u>
APR 05-IV-7S	Braddock District	Accepted withdrawal

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L05-8	T-Mobile	D. Jillson	Approved (Deferred from 11/9/05)
Chesapeake Bay Map Amendments Stream segment on Crimmins Lane (TM 41-1), Dranesville District		J. Friedman	Recommended approval (P/H on 6/16/05)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 1999-SU-054	Fairfax County Board of Supervisors	J. Papp	Recommended approval
Zoning Ord. Amdmt. (Commissioner Hart)	Affidavit Updates	J. Reale	Recommended approval (Moved from 10/6/05)
RZ 2005-SP-012	Jeffrey A. Goldberg	C. Lee	Recommended approval (Moved from 11/9/05)

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-LE-010 & FDP 2005-LE-010	Eastwood Properties, Inc.	S. Williams	Moved to 1/25/06 (Moved from 9/15/05)
RZ/FDP 2004-LE-043	Eastwood Properties, Inc.	P. Braham	Moved to 1/25/06 (Moved from 7/14/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, November 16, 2005

Page 1 of 2

*Posted: 10/28/05
Revised: 11/10/05*

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

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss condemnation policies.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

COUNTYWIDE

CODE AMENDMENTS (CHESAPEAKE BAY MAPS) - Amendments to the map of Chesapeake Bay Preservation areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The Chesapeake Bay Preservation Ordinance requires that Resource Protection Areas (RPAs) be designated around all water bodies with perennial flow depicted on the map of Chesapeake Bay Preservation Areas. Perennial flow means that water always flows in the stream or other water body except during periods of drought. The proposed amendments revise the RPA boundaries and perennial streams depicted on the adopted map of Chesapeake Bay Preservation Areas. The proposed changes will result in approximately 14.0 miles of perennial streams and associated RPAs being added to the map and approximately 5.0 miles of perennial streams and associated RPAs being deleted from the map. In addition, the proposed changes modify RPA boundaries for some perennial streams currently depicted on the map. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. [P/H held on 6/16/05](#)

LEE DISTRICT

2232-L05-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC - Appl. to construct a telecommunications facility at Lee District Park, located at 6601 Telegraph Rd., Franconia. The proposed facility will include a 95-ft. tall monopole with panel antennas and a fenced area for equipment cabinets. Tax Map 92-1 ((1)) 21. Area IV. Copies of the application with a description of the proposal may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [P/H held 11/9/05](#)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (AFFIDAVITS) - To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: In accordance with §15.2-852 of the *Code of*

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, November 16, 2005

Page 2 of 2

*Posted: 10/28/05
Revised: 11/10/05*

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

Virginia, revise the affidavit submission requirements to no longer require affidavits for an application to amend the Zoning Map when such amendment constitutes a comprehensive zoning plan or an ordinance applicable throughout the County. 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 website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

SPRINGFIELD DISTRICT

RZ 2005-SP-012 - JEFFREY A. GOLDBERG, MANAGER OF BO-BUD RESIDENTIAL, LLC, RZ Appl. to rezone from R-1 and WS to R-2 and WS to permit cluster residential development at a density of 1.40 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Lincoln Dr. and Westbrook Dr. on approx. 5.05 ac. of land. Comp. Plan Rec: Fairfax Center area 2 du/ac at the overlay. Tax Map 55-2 ((3)) R3.

SULLY DISTRICT

PCA 1999-SU-054 - BOARD OF SUPERVISOR'S OWN MOTION - Appl. to amend the proffers for RZ 1999-SU-054 previously approved for residential development to permit removal of an existing temporary cul-de-sac to provide permanent through connection. Located at the terminus of Lowe St. at Vernacchia Dr. on approx. 3.42 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: 3-4 du/ac. Tax Map 34-4 ((21)) (2) D.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, November 16, 2005

Posted: 11/16/05
Finalized: 11/17/05

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

DECISIONS ONLY:

2232-L05-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC (Lee District Park)
(P/H on 11/09/05)

Chesapeake Bay Preservation Area Map stream segment on Crimmins Lane (TM 41-1), Dranesville District (P/H on 6/16/05)

DEFERRALS:

RZ 2005-LE-010 - EASTWOOD PROPERTIES, INC. - P/H to 1/25/06
FDP 2005-LE-010 - EASTWOOD PROPERTIES, INC. - " "
RZ 2004-LE-043 - EASTWOOD PROPERTIES, INC. - " "
FDP 2004-LE-043 - EASTWOOD PROPERTIES, INC. - " "

ADMINISTRATIVE ITEM:

APR 05-IV-7S (Braddock District)

ZONING ORDINANCE AMENDMENT (AFFIDAVITS) (Hart)

NO SPEAKERS

PCA 1999-SU-054 - BOARD OF SUPERVISORS' OWN MOTION

1. Hubert Allen Higgins
3761 Vernacchia Drive
Chantilly, VA 20151

RZ 2005-SP-012 - JEFFREY A. GOLDBERG, MANAGER OF BO-BUD RESIDENTIAL, LLC

1. Stacy Castro, representing
Millie Schoepe, President
Westbrook Civic Association
5132 Gagne Court
Fairfax, VA 22030
2. Glen Adams
13022 Dunhill Drive
Fairfax, VA 22030

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 17, 2005

*Posted: 8/3/05
Finalized: 11/18/05*

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 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.

ADMINISTRATIVE ITEMS

<u>Item</u>	<u>Applicant</u>	<u>PC Action</u>
#3641-SP-003-2 (Site Plan)	Word Of Life Church	Approved

CONSENT AGENDA ITEMS

<u>Item</u>	<u>Applicant</u>	<u>PC Action</u>
FS-S05-31	T-Mobile, 8106 Ox Road	Concur
FS-B05-27	T-Mobile, 8100 Braddock Road	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendments (Commissioner Wilson)	Street and sidewalk standards	J. Cronauer	Recommend approval <i>(P/H held on 10/27/05)</i>

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-D04-15	Verizon	A. Capps	P/H held; defer D/O to 11/30/05
PCA 92-P-036	Jean M. McMahon, Tina Ejtemia & Vafa Mostaghim	C. Lewis	Recommend approval <i>(P/H from 10/6/05)</i>

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
SEA 82-C-063-4	H.B.L. Incorporated	C. Lewis	P/H to 1/11/06 <i>(P/H from 9/29/05)</i>
ZOA	Public Use Definition Update	L. Kirst	Deferred Indefinitely <i>P/H held on 10/27/05</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, November 17, 2005
Page 1 of 2

Posted: 10/24/05
Revised: 11/16/05

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

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEM SCHEDULED FOR DECISION ONLY

COUNTYWIDE

PUBLIC FACILITIES AMENDMENTS - To Amend Chapters 6, 7 and 8 of the Fairfax Public Facilities Manual (PFM) and the Code of the County of Fairfax, Virginia, §§ 101-2-9 and 104-1-3 as follows: Pursuant to the authority granted by *Virginia Code* Section 15.2-2241 and in order to comply with Virginia Administrative Code 24 VAC 30-91-10 through -160 (Virginia Department of Transportation 2005 Subdivision Street Requirements), the amendments include major PFM revisions. The amendments establish geometric criteria for subdivision streets with up to 4000 Average Daily Vehicle Trips (ADT). The PFM amendments delete any detailed specifications for streets with over 4000 ADT and instead provide that streets with over 4000 ADTs shall be designed in accordance with the VDOT road design manual. Pavement widths will range from 16 feet to 40 feet, depending on ADT and whether the street is ditch lined or built with curb and gutter. Shoulder width will range from 4 to 11 feet and sidewalk width must be five feet or include passing areas according to the PFM amendments. Stopping sight distance changed depending on the ADT by as much as a 4% increase or 23% decrease. Intersection sight distance requirements increased by up to 12% for 2 lane and 4 lane roads and the PFM amendments also divided the new sight distance requirements on 4 lane into undivided roads and divided roads. The new intersection sight distance requirements for undivided 4 lane roads range from 295 feet for a design speed of 25 miles per hour (mph) and 650 feet for a design speed of 55 mph. The new intersection sight distance requirements for divided 4 lane roads range from 325 feet for a design speed of 25 mph and 710 feet for a design speed of 55 mph. Right-of-way widths range from 41 feet to 66 feet, depending on ADT, whether the street is ditch lined or built with curb and gutter, or if a sidewalk is required. The PFM amendments also require the driveway entrance radii to be up to 20 feet and the driveway width at the street connection to be up to 52 feet. The amendments also delete entirely the specifications in the PFM for streets in subdivisions with 5-acre parcels or low density rural subdivisions and also limit the construction of streets in R-C cluster subdivisions to private streets. The PFM amendments also add a section to require that curb inlets in the VDOT right-of-way be designed in accordance with the VDOT drainage manual. The amendments also include the following revisions to the PFM sidewalk provisions to improve pedestrian accessibility: require curb cut ramps and passing areas every 200 feet (or a five-foot-wide sidewalk), require construction of sidewalks on both sides of street in subdivisions with lots ranging from 13,001 square feet to 18,000 square feet and require construction of sidewalk on one side of street in subdivisions with lots averaging 18,000 square feet to 52,000 square feet. The PFM amendments include revisions to the traffic-calming and cut-through programs to allow for alternate types and modification to spacing requirements of traffic-calming devices, revision to the traffic-calming and cut-through community support requirements to require that at least 50% of the total ballots be cast and that at least 60% vote to

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, November 17, 2005
Page 2 of 2**

*Posted: 10/24/05
Revised: 11/16/05*

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

COUNTYWIDE (Cont.)

PUBLIC FACILITIES AMENDMENTS (continued)

approve the traffic calming or cut-through, and provision for modification to procedures in the administration of the traffic-calming and cut-through programs. Editorial adjustments to the Code of the County of Fairfax, VA §§ 101-2-9 and 104-1-3 are also included to remove outdated text. 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. 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.
(P/H on 10/27/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. to develop a telecommunications facility consisting of an equipment building, 12 antenna and an 85-foot simulated-tree monopole, located at 1139 Walker Road, northeast of the intersection of Walker Road and Colvin Run Road. Tax Map 12-4 ((1)) 0065. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax.

PROVIDENCE DISTRICT

PCA 92-P-036 - JEAN M. MCMAHON - Appl. to amend the proffers for RZ 92-P-036 previously approved for residential development at a density of 2.73 dwelling units per acre (du/ac) to replace the existing dwelling on Lot 19B with no change in density. Located on the N. side of Hilltop Ave. at its intersection with Cedar La. on approx. 12,151 sq. ft. of land zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((10)) 19B.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, November 17, 2005

Posted: 11/17/05
Finalized: 11/18/05

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

DECISION ONLY:

PUBLIC FACILITIES MANUAL AMENDMENTS (SUBDIVISION STREET STANDARDS AND SIDEWALKS) (Wilson) (P/H on 10/27/05)

DEFERRALS:

SEA 82-C-063-04 - H. B. L., INC. (Hunter Mill District) - P/H to 1/11/06

ZONING ORDINANCE AMENDMENT (“PUBLIC USE” DEFINITION) (Wilson) (P/H on 10/27/05) - D/O to indefinite

ADMINISTRATIVE ITEM:

Site Plan #3641-SP-003-2 for Word of Life Assembly of God Church, Mason District

PCA 92-P-036 - JEAN M. MCMAHON

2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

1. Doris Leadbetter
10908 Lake Windermere Drive
Great Falls, VA 22066
2. David Olin
Great Falls Heritage Inc.
9447 Rabbit Hill Road
Great Falls, VA 22066
3. Ming Tseng
10017 Park Royal Drive
Great Falls, VA 22066
4. John Ulfelder
9151 Old Dominion Drive
McLean, VA 22102

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 30, 2005**

Posted: 6/1/05
Updated: 1/30/06

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.

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2001-MA-031	Tam Thanh Nguyen	K. Abrahamson	Rec. Approval for Option B (Moved from 6/29/05)
RZ 2002-HM-043, FDP 2002-HM-043, PCA 79-C-037-5 & SE 2002-HM-046	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	K. Abrahamson	Recommend Approval Approved Recommend Approval Recommend Approval (Moved from 11/2/05)
SEA 80-P-078-14	Inova Health Care Services	C. Lewis	Recommend Approval
SEA 1999-PR-046	Flint Hill School	P. Braham	Recommend Approval (Moved from 12/1/05)
RZ 2005-MA-014 & FDP 2005-MA-014	Robert A. Young Bannerwood Investments	A. Shriber	P/H held; D/O deferred to 1/11/06 (Moved from 11/9/05)

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-D04-15	Verizon	A. Capps	Decision Only moved to 12/8/05; P/H held 11/17/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, November 30, 2005

Posted: 11/14/05

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

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

HUNTER MILL DISTRICT

RZ 2002-HM-043/FDP 2002-HM-043 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC - Appls. to rezone from R-1 and I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.95 and approval of the conceptual and final development plans. Located W. of Centreville Rd. and N. & S. of Sunrise Valley Dr. on approx. 53.80 ac. of land. Comp. Plan Rec: mixed Use. Tax Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39.) (Concurrent with PCA 79-C-037-5 and SE 2002-HM-046.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility.

PCA 79-C-037-5 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST - Appl. to delete 3.55 ac. site from the proffers for RZ 79-C-037 approved for industrial development to permit the area to be rezoned as part of RZ 2002-HM-043. Located on the W. side of Centreville Rd., approx. 400 ft. S. and 175 ft. W. of its intersection with Sunrise Valley Dr. on approx. 3.55 ac. of land zoned I-4. Comp. Plan Rec: mixed use. Tax Map 16-3 ((1)) 4B and 4C. (Concurrent with SE 2002-HM-046 and RZ/FDP 2002-HM-043.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility.

SE 2002-HM-046 - L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located N. and S. Sunrise Valley Dr. and W. of Centreville Rd. on approx. 53.80 ac. of land zoned PDC. Tax Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A (previously

HUNTER MILL DISTRICT (Cont.)

known as 16-3 ((1)) 4 and 39.) (Concurrent with PCA 79-C-037-5 and RZ/FDP 2002-HM-043.) Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under section 118-6-9 of the Chesapeake Bay Preservation Ordinance to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility.

MASON DISTRICT

RZ 2005-MA-014/FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD

INVESTMENTS, LLC - Appls. to rezone from R-2 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Holly Rd. approx. 600 ft. S. of its intersection with Woodburn Rd. on approx. 4.54 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 59-2 ((1)) 8, 9, 10, and 11.

RZ 2001-MA-031 - TOWNES AT MADISON LANE, LLC - Appl. to rezone from R-3 and HC to R-12 and HC to permit residential development at a density of 8.33 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located on the W. side of Madison La., approximately 600 ft. S. of its intersection with Columbia Pi. on approx. 1.20 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 61-4 ((1)) 10 and 11.

PROVIDENCE DISTRICT

SEA 99-P-046 - FLINT HILL SCHOOL - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to permit an increase in land area, building additions, site modifications, and change in development conditions with no change in enrollment. Located at 10816, 10824, and 10900 Oakton Rd and 3300, 3308, 3310, and 3400 Jermantown Rd. on approx. 33.76 ac. of land zoned R-1. Tax Map 47-3 ((1)) 17A (formerly part of parcels 16A and part of 17), 18 - 20, 20A, 21A, 22, 22A, 23, 24, and 34A.

PROVIDENCE DISTRICT (Continued)

SEA 80-P-078-14 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 80-P-078 previously approved for medical care facilities to permit building additions, an increase in building height from 55.0 ft. up to a maximum of 69.0 ft., and associated changes in site design and development conditions. Located at 3300 Gallows Rd. on approx. 58.90 ac. of land zoned R-12. Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D, and 1E.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, November 30, 2005

Posted: 11/30/05

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

DEFERRAL:

2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
(P/H on 11/17/05) - D/O to 12/08/05

SEA 80-P-078-14 - INOVA HEALTH CARE SERVICES

NO SPEAKERS

RZ 2001-MA-031 - TOWNES AT MADISON LANE, LLC (Koch)

NO SPEAKERS

RZ 2002-HM-043 } L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING CO-
FDP 2002-HM-043 } TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I.
PCA 79-C-037-5 } MEISELMAN & WINIFRED C. MEISELMAN, TRUSTEES, &
SE 2002-HM-046 } MEISELMAN FAMILY LLC

- | | |
|--|---|
| 1. Patty Nicoson, President
Dulles Corridor Rail Association
11302 Fairway Drive
Reston, VA 20190 | 2. Patrick O'Connor
10900 Baron Cameron Avenue
Reston, VA 20190 |
|--|---|

RZ 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC
FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC (Koch)

- | | |
|--|--|
| 1. Mark Slacin
8114 Collins Street
Annandale, VA 22033 | 2. Bernard Gray
14417 Fallscliff Lane, Unit 14
Centreville, VA 20120 |
|--|--|

SEA 99-P-046 - FLINT HILL SCHOOL

- | | |
|---|---|
| 1. Yolanda Sanchez
10886 Mimosa Place
Oakton, VA 22124 | 4. Michael Stawasz
3496 Sweetberry Court
Oakton, VA 22124 |
| 2. Jeff Phillips
3490 Sweetberry Court
Oakton, VA 22124 | 5. Jian Chen
10884 Mimosa Place
Oakton, VA 22124 |
| 3. Jeff Shen
10880 Mimosa Place
Oakton, VA 22124 | 6. Magnus Ikhinmwin
10882 Mimosa Place
Oakton, VA 22124 |
| | 7. Fred Sanchez
10886 Mimosa Place
Oakton, VA 22124 |