

# November 2006

Click on [View Agenda](#) or [View Speakers List](#) for detailed information.  
(The Speakers List is available after 3:30 pm each meeting day.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			<b>1</b> PC Meeting Cancelled  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>2</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>16</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>		<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	<b>30</b> Planning Commission Meeting  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>		

Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, November 1, 2006**

*Posted: 7/25/06  
Revised: 10/4/2006*

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.

**Meeting Cancelled**

**The public hearing on the Centreville Historic District items (special study, related amendments to the Zoning Ordinance and Comprehensive Plan, and the rezoning application) has been moved to January 18, 2007.**

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, November 2, 2006

Posted: 6/1/06  
Revised: 11/3/06

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

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

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2004-PR-044 (Providence)	Wilmorite Management LLC (Tysons Corner Center)	P. Braham	Deferred to 12/7/06 (D/O from 10/6/06)
SE 2006-LE-012 (Lee)	PNC Bank, N. A.	S. Williams	APPROVAL REC (P/H from 10/19/06) (D/O from 10/26/06)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2005-PR-039 & PCA/FDPA-88-P-030 (Providence)	Dunn Loring Metro, LLC	A. Shriber	D/O to 11/15/06 (P/H from 9/13/06)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-MD06-10 (Dranesville, Hunter Mill & Providence)	Metro (Dulles Metrorail Extension)	D. Jillson	P/H to 2/1/07 (Moved from 9/13/06)
SE 2006-MA-014 (Mason)	BB&T of Virginia, Inc.	T. Strunk	P/H to 11/16/06
SE 2006-MA-016 (Mason)	PNC Bank, N.A.	T. Strunk	P/H to 11/15/06
RZ/FDP 2005-MV-036, RZ-2005-MV-037, SE 2005-MV-032 & SEA 79-V-112-2 (Mount Vernon)	Jefferson Development Services	C. Lewis	P/H to 01/27/07 (P/H from 7/20/06)
CSP 2003-PR-009 (Providence)	Merrifield Town Center, L.P.	J. Papp	P/H to 12/6/06
CSP 2004-PR-044 (Providence)	Tysons Corner Holdings LLC &Tysons Corner Property Holdings LLC	P. Braham	P/H to 01/18/07
RZ/FDP 2006-PR-016 (Providence)	Clover Tysons, LP	P. Braham	P/H to 01/11/07

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 1, 2006**

**7:30 p.m.** The Transit-Oriented Development Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussions on transit-oriented development policies, including proposed guidelines.

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, NOVEMBER 1, 2006.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 2, 2006**

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

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2004-PR-044/FDP 2004-PR-044 - TYSONS CORNER HOLDINGS LLC AND TYSONS CORNER PROPERTY HOLDINGS LLC** - Appl. to rezone from C-4, C-7, HC, and SC to PDC, HC, and SC to permit mixed use development with an overall floor area ratio of 1.77 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the intersection of International Dr. and Chain Bridge Rd. on approx. 78.65 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4, and 5. **PROVIDENCE DISTRICT.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 88-P-030/FDPA 88-P-030 - DUNN LORING METRO, LLC** - Appls. to amend the proffers and final development plan for RZ 88-P-030 previously approved for mixed use development at a density of 1.25 dwelling units per acre (du/ac) to permit site modifications and associated proffer changes. Located on the N. side of Prosperity Ave. approx. 1,200 ft. W. of its intersection with Gallows Rd. on approx. 1.32 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 49-1 ((13)) 17A and 18A. **PROVIDENCE DISTRICT.**

**RZ 2005-PR-039/FDP 2005-PR-039 - DUNN LORING METRO LLC** - Appls. to rezone from R-1 and I-4 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.37 and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Prosperity Ave. and Gallows Rd. on approx. 14.06 ac. of land. Comp. Plan Rec: Mixed Use up to 2.25 FAR. Tax Map 49-1 ((1)) 27A; 49-2 ((1)) 13A and 15A. **PROVIDENCE DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION**

**SPEAKERS LIST**

**Thursday, November 2, 2006**

Posted: 11/2/06  
Revised: 11/3/06

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

**DECISION ONLY:**

SE 2006-LE-012 - PNC BANK, NA (P/H on 10/26/06) **Approval Recommended**

**DEFERRALS:**

RZ 2004-PR-044/FDP 2004-PR-044 - TYSONS CORNER HOLDINGS LLC AND TYSONS CORNER PROPERTY HOLDINGS LLC (Tysons Corner Center) (P/H on 10/05/06) - **D/O to 12/07/06**

SE 2006-MA-016 - PNC BANK, NA - **P/H to 11/15/06**

**FEATURE SHOWN: Concur**

FS-Y06-69 - APC Realty & Equipment Company/Sprint, 14280 Park Meadow Drive (Deadline 12/07/06)

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RZ/FDP 2005-PR-039 - DUNN LORING METRO, LLC **Defer D/O to 11/15/06**

PCA/FDPA 88-P-030 - DUNN LORING METRO, LLC **Defer D/O to 11/15/06**

- |   |   |
|---|---|
| <p>1. Tim Reed<br/>202 Talahi Road<br/>Vienna, VA 22180</p> <p>2. Patrick Daily, President<br/>Westbriar Condominiums<br/>8183 Carnegie Hall Court, Unit 407<br/>Vienna, VA 22180</p> <p>3. Trevor Campbell, Associate<br/>Investment Services Group<br/>West, Lane &amp; Schlager<br/>ONCOR International<br/>1211 Connecticut Avenue, NW, Suite 501<br/>Washington, DC 20036</p> <p>4. Stephen Fox<br/>Dunn Loring Village Homeowners Assn.<br/>10511 Judicial Drive, Suite 112<br/>Fairfax, VA 22030</p> <p>5. Robert Mortensen, Chair<br/>Merrifield Plan Task Force<br/>6843 Churchill Road<br/>Fairfax, VA 22101</p> <p>6. G. Ray Worley, President<br/>Dunn Loring Improvement Association<br/>2537 Gallows Road<br/>Dunn Loring, VA 22027</p> | <p>7. Michael Scheurer, President<br/>AHOME<br/>111 Packard Center<br/>4022 Hummer Road<br/>Annandale, VA 22003</p> <p>8. Rebecca Cate, Chair<br/>Dunn Loring Gardens Civic Association<br/>8119 Westchester Drive<br/>Vienna, VA 22182</p> <p>9. Gerald Hopkins<br/>10317 Lynnhaven Place<br/>Oakton, VA 22124</p> <p>10. Andrew Neff<br/>8577 Dellway Lane<br/>Vienna, VA 22180</p> <p>11. John Eltzroth<br/>8100 Ravatom Court<br/>Dunn Loring, VA 22027</p> <p>12. Fran Wallingford<br/>Pine Ridge Civic Association<br/>3311 Mantua Drive<br/>Fairfax, VA 22031</p> <p>13. Terry Dunn<br/>8551 Dellway Lane<br/>Vienna, VA 22180</p> |
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**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 9, 2006**

Posted: 6/1/06  
Revised: 11/13/06

**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, scroll to the next 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 SHOWN**

<b><u>Application</u></b>	<b><u>Applicant/Topic</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-S06-68	T-Mobile, Meadow Field Dr.	D. Marshall	<b>CONCUR</b>
FSA-Y06-30-1	FiberTower 14005 Vernon Street	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/Topic</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Public Facilities Manual & Subdivision Ordinance Amendments (Countywide)	Irregular Lots	Tom Nelson	<b>D/O to 11/29/06</b>
SEA 93-D-018-2 (Dransville)	Springhill Service, Inc. Theodore Simpson, President	A. Hushour	<b>APPROVAL REC</b>
SE 2006-HM-017 (Hunter Mill)	Flaza Hanniffa, Montessori Children's Center	B. O' Donnell	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant/Topic</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2006-LE-018 & FDP 2006-LE-018 (Lee)	Fleet Drive LLC	C. Lewis	<b>PH moved to 1/25/07</b>
RZ 2006-PR-017 & FDP 2006-PR-017 (Providence)	Prospect Development Co.	A. Hushour	<b>PH moved to 2/1/07 (from 10/12/06)</b>
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	<b>PH moved to 2/14/06 (from 9/13/06)</b>
PCA 93-Y-044 FDPA 93-Y-044 (Springfield)	FL Promenade Outparcel LC	C. Lee	<b>PH moved to 11/29/06</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 8, 2006**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, NOVEMBER 8, 2006.**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 9, 2006**

**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 AND COUNTY CODE AMENDMENTS** - To amend the Public Facilities Manual (PFM) and Chapter 112 (the Zoning Ordinance) and Chapter 101 (the Subdivision Ordinance) of the 1976 Code of the County of Fairfax, as follows: In order to prevent the creation of irregularly shaped lots and provide for more orderly development, the proposed amendments establish a shape factor limitation from 20 to 50 for building lots located in the R-E, R-1, R-2, R-3, R-4, R-5, or R-8 Districts and the single family portions of the PDH, PDC, or PRC Districts when such lots are not depicted on an approved development plan. The shape factor is the non-dimensional ratio of the lot perimeter squared, divided by the lot area ( $SF = P^2/A$ ). The shape factor would be required to be provided for each lot on subdivision plans where the lot configuration is subject to the shape factor limitation. The Zoning Ordinance amendment includes administrative, special exception, and special permit options that would allow for a shape factor between greater than 35 and 50 in certain limited situations. Pursuant to authority granted by Sect. 15.2-2286(A)(6) of the *Code of Virginia*, if either the special permit or special exception application option is selected, establish an application fee of \$2645 for a modification of shape factor limitations application. In addition, the Subdivision Ordinance outlot definition would be revised to state that lots that do not meet the Zoning Ordinance shape factor limitations shall be deemed outlots. 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, access to the full text will also be 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 11/29/06**

**ITEMS SCHEDULED FOR PUBLIC HEARING (continued)**

**SEA 93-D-018-02 - THEODORE B. SIMPSON, PRESIDENT, SPRINGHILL SERVICE, INC.** - Appl. under Sect. 4-504 of the Zoning Ordinance to amend SE 93-D-018 previously approved for a service station to permit a building addition. Located at 8124 Old Dominion Dr. on approx. 38,138 sq. ft. of land zoned C-5. Tax Map 20-4 ((1)) 1 and 3. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**SE 2006-HM-017 - FIAZA HANNIFFA, MONTESSORI CHILDRENS CENTER** - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a child care center (formerly a special permit) to increase enrollment from 99 up to 150, building addition, and associated development condition changes. Located at 2745 Centreville Rd. on approx. 2.69 ac. of land zoned R-1. Tax Map 25-1 ((1)) 34C and 34D. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST**  
**Thursday, November 9, 2006**

*Posted: 11/9/06*  
*Revised: 11/13/06*

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

**FEATURES SHOWN: CONCUR**

FS-S06-68 - T-Mobile, Meadow Field Drive (Deadline 12/17/06)

FSA-Y06-30-1 - FiberTower, 14005 Vernon Street (Deadline 1/4/07)

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PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (IRREGULAR LOTS)

(Hart) D/O to 11/29/06

1. John Ulfelder  
Great Falls Citizens Association  
9151 Old Dominion Drive  
McLean, VA 22102

SEA 93-D-018-02 - THEODORE B. SIMPSON, PRESIDENT, SPRINGHILL SERVICE, INC.  
**APPROVAL RECOMMENDED**

NO SPEAKERS

SE 2006-HM-017 - FIAZA HANNIFFA, MONTESSORI CHILDRENS CENTER **APPROVAL RECOMMENDED**

1. Michael Maughan  
3305 Dairy Lou Drive  
Oak Hill, VA 20171

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, November 15, 2006**

Posted: 7/25/06  
Revised: 11/16/2006

**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 2005-PR-039 FDP 2005-PR-039 & PCA-88-P-030 FDPA-88-P-030 (Providence)	Dunn Loring Metro, LLC	A. Shriber	REC APPROVAL APPROVED REC APPROVAL APPROVED (P/H from 9/13/06)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-H06-14 (Hunter Mill)	Fairfax County Park Authority	A. Capps	D/O to 11/30/06
SE 2006-MA-016 (Mason)	PNC Bank, N.A.	T. Strunk	REC APPROVAL (P/H from 11/2/06)
PCA 1999-MV-025-2 SEA 99-V-020-2 (Mount Vernon)	Bank of America, N.A.	S. Williams	REC APPROVAL
S06-IV-LP1 (Mount Vernon)	Out of Turn Plan Amendment (Lorton Center)	D. Albert	D/O to 11/29/06 (From 10/4 & 10/25/06)

**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 2006-HM-019 & PCA 79-C-037-6 (Hunter Mill)	Valley View Associates, L.P.	J. D. Moss	P/H deferred to indef.
RZ 2005-LE-021 & FDP 2005-LE-021 (Lee)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	P/H to 2/14/07 (P/H from 9/20/06)
RZ 2005-LE-025 & FDP 2005-LE-025 (Lee)	Midtown Springfield LLC	P. Braham	P/H to 3/1/07 (From 9/21 & 11/16/06)
RZ 2005-PR-041 & FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	P/H to 1/10/07 (P/H from 9/20/06)
RZ 2006-PR-008 (Providence)	Chalice Crest, L.C.	S. Williams	P/H to 11/29/06 (P/H from 9/14/06)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 15, 2006**

**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**

**2232-H06-14 - FAIRFAX COUNTY PARK AUTHORITY** - To consider the proposal by Fairfax County Park Authority to develop Lawyers Road Park located at 10049 Lawyers Road, Vienna. Tax Map 37-2((15)) A. Copies of the application and a more specific description of these facilities may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> Floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **HUNTER MILL DISTRICT. D/O TO 11/29/06**

**SE 2006-MA-016 - PNC BANK, NA** - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a drive-in bank. Located at 6950 Braddock Road on approx. 38,342 sq. ft. of land zoned C-6. Tax Map 71-4 ((1)) 28A. **MASON DISTRICT. APPROVAL RECOMMENDED**

**PCA 1999-MV-025-02 - BANK OF AMERICA, NA** - Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.13. Located in the S.W. quadrant of the intersection of Lorton Road on approx. 1.34 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) E4 pt. (Concurrent with SEA 99-V-020-02) **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**SEA 99-V-020-02 - BANK OF AMERICA, N.A.** - Appl. under Sect(s). 4-604 of the Zoning Ordinance to amend SE 99-V-020 previously approved for a combined service station/mini-mart and fast food restaurant, a fast food restaurant with drive-in facilities and drive-through pharmacy to permit a drive-in bank. Located at 9405 Lorton Market Street on approx. 1.34 ac. of land zoned C-6. Tax Map 107-4 ((23)) E4pt. (Concurrent with PCA 1999-MV-025-02) **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**S06-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT** – To consider retail uses with drive thru. The Plan Amendment concerns approx. 3.2 ac. generally located at the intersection of Lorton Road and Richmond Highway (Tax Map 108-1 ((1)) 2 and 3 and 108-3 ((2)) 2, 5, and 6) in the Lower Potomac Planning District. The area is planned for retail and related uses at 0.25 floor area ratio (FAR) with full consolidation of all parcels in the sub-unit, or up to 0.15 FAR absent full consolidation. Auto-oriented uses are not appropriate. An option for public park is also identified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **MOUNT VERNON DISTRICT. D/O TO 11/29/06**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST**  
**Wednesday, November 15, 2006**

*Posted: 11/15/06*  
*Revised: 11/16/06*

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

**DECISIONS ONLY:**

RZ/FDP 2005-PR-039 - DUNN LORING METRO, LLC (P/H on 11/02/06) [APP REC/APPROVED](#)  
PCA/FDPA 88-P-030 - DUNN LORING METRO, LLC (P/H on 11/02/06) [APP REC/APPROVED](#)

**DEFERRAL:**

RZ 2006-PR-008 - CHALICE CREST, LC - [P/H to 11/29/06](#)

**CONSENT AGENDA ITEM: CONCUR**

FS-L06-77 - Clearwire, U.S., LLC, 7711 Loisdale Road

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SE 2006-MA-016 - PNC BANK, NA (Koch) [APPROVAL RECOMMENDED](#)

NO SPEAKERS

PCA 1999-MV-025-02 - BANK OF AMERICA, NA [APPROVAL RECOMMENDED](#)  
SEA 99-V-020-02 - BANK OF AMERICA, NA [APPROVED](#)

NO SPEAKERS

S06-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District) [D/O TO 11/30/06](#)

1. Robert Lawrence, Esquire  
Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

2232-H06-14 - FAIRFAX COUNTY PARK AUTHORITY [D/O TO 11/29/06](#)

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|---|--|
| <ol style="list-style-type: none"><li>1. Claude Scott<br/>9925 Coach Road<br/>Vienna, VA 22181</li><li>2. Kevin McNiff<br/>9924 Coach Road<br/>Vienna, VA 22181</li><li>3. Keith Bodamer, President<br/>Carriage Hill Civic Association<br/>9904 Carrhill Court<br/>Vienna, VA 22181</li><li>4. Phil Galiano<br/>9928 Coach Road<br/>Vienna, VA 22181</li></ol> | <ol style="list-style-type: none"><li>5. Dr. Charles Ferrara, President<br/>Glencannon Community Association<br/>2218 McChesney Court<br/>Vienna, VA 22181</li></ol> |
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# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, November 16, 2006

Posted: 8/16/06  
Revised: 11/17/06

**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.

### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B06-63	Clearwire, 7920 Woodruff Ct.	D. Jillson	Concur
FS-L06-71	T-Mobile, 7323 Telegraph Rd.	D. Jillson	Concur
FSA-M06-29	T-Mobile, 6565 Arlington Blvd.	D. Jillson	Concur
FS-M06-81	Fiber Tower, 3800 Powell Ln.	D. Jillson	Concur

### ITEMS SCHEDULED FOR DECISION ONLY

None at this time

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-MA-014 (Mason)	BB&T of Virginia, Inc.	T. Strunk	Approval Recommended (P/H from 11/2/06)
PCA 2000-MV-051 (Mount Vernon)	NVR, Inc.	C. Lewis	Approval Recommended (P/H from 10/26/06)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2006-DR-014 SE 2006-DR-007 (Dranesville)	Commerce Bank, N.A. 725 Walker Road	C. Lee	P/H moved to 12/6/06 (From 9/13, 9/20 & 10/18/06)
RZ 2005-LE-025 & FDP 2005-LE-025 (Lee)	Midtown Springfield LLC	P. Braham	Moved up to 11/15/06 (P/H from 9/21/06)
AF 2006-DR-001 (Dranesville)	John and Barbara Whitney	J. Papp	Moved to 11/29/06 (P/H from 10/04/06)
AF 2006-SP-002 (Springfield)	George and Susan Schultz	J. Papp	Moved to 11/29/06 (P/H from 10/04/06)
RZ 2005-SP-033 (Springfield)	Centerpointe Church at Fair Oaks (Legato Road)	T. Strunk	Moved to 11/30/06 (P/H from 9/28/06)
RZ/FDP 2006-SU-007 & PCA 75-2-016-03 (Sully)	LPC Commercial Services, Inc.	J. D. Moss	P/H to 11/29/06 (P/H from 10/4 & 10/12/06)
SEA 82-P-032-6 (Providence)	WMATA (New parking structure at Vienna Metro)	J. Thompson	P/H to 1/11/07

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 16, 2006**

**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**

**SE 2006-MA-014 - BB&T OF VIRGINIA, INC.** - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District. Located at 5871 Leesburg Pike on approx. 1.08 ac. of land zoned C-2, CRD, HC, and SC. Tax Map 61-2 ((17)) (C) 1. **MASON DISTRICT. APPROVAL RECOMMENDED**

**PCA 2000-MV-051 - NVR, INC.** - Appl. to amend the proffers for RZ 2000-MV-051 previously approved for residential development to permit modification to the proffers including changes to the design of the units at a density of 13.14 dwelling units per acre (du/ac). Located approx. 300 ft. E. of Sky View Dr. in the S.E. quadrant of the intersection of Hallie Rose St. and Hallie Rose Pl. on approx. 12,528 sq. ft. of land zoned PDH-16 and HC. Comp. Plan Rec: 2-3 du/ac; retail with an option for 14-16 du/ac. Tax Map 101-3 ((34)) B. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

**SEA 82-P-032-06 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA), AND FAIRFAX COUNTY BOARD OF SUPERVISORS** - Appl. under Sect. 3-104, 3-804, and 6-105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for a WMATA facility to permit a third multi-level parking structure, deletion of land, and other site modifications at Vienna Metro Station. Located at 2900 Nutley Street on approx. 40.51 ac. of land zoned PDH-20, R-1, and R-8. Tax Map 48-1 ((1)) 90A, 101B, and 103; 48-2 ((1)) 1 and 2; 48-3 ((4)) 28. **PROVIDENCE DISTRICT. DEFERRED TO 1/11/07**

**RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD** - Appl. to rezone from R-1, C-3, and HC to C-3 and HC for a place of worship with an overall Floor Area Ratio (FAR) of 0.50 or office with an overall FAR of 1.0. Located at the S.W. quadrant of the intersection of Legato Road and Legato Road on approx. 4.13 ac. of land. Comp. Plan Rec: Fairfax Center Area, office at 1.0 FAR with option for church at 0.5 at the overlay level. Tax Map 46-3 ((1)) 45 – 50 and a portion the prescriptive right-of-way for Legato Road to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Road to proceed under Section 33.1-151 of the *Code of Virginia*.) **SPRINGFIELD DISTRICT. P/H MOVED TO 11/30/06**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, November 16, 2006**

**Page 2**

**PCA 75-2-016-03 - LPC COMMERCIAL SERVICES, INC.** – Appl. to amend RZ 75-2-016 previously approved for industrial development to permit a deletion of land area. Located in the N.W. quadrant of the intersection of Centreville Road and Wall Road on approx. 67.39 ac. of land zoned I-5, AN, and WS. Comp. Plan Rec: Office with an option for Mixed Use. Tax Map 24-4 ((1)) 6B pt. and 6C. (Concurrent with RZ/FDP 2006-SU-007) **SULLY DISTRICT. P/H MOVED TO 11/29/07**

**RZ 2006-SU-007/FDP 2006-SU-007 - LPC COMMERCIAL SERVICES, INC.** - Appls. to rezone from I-5, AN, and WS to PRM, AN, and WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.69 (inclusive of ADUs) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Centreville Road and Wall Road on approx. 67.39 ac. of land. Comp. Plan Rec: Office with an option for Mixed Use. Tax Map 24-4 ((1)) 6B pt. and 6C. (Concurrent with PCA 75-2-016-03) **SULLY DISTRICT. P/H MOVED TO 11/29/06.**

Posted: 11/16/06  
Revised: 11/17/06

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST (UPDATED)**  
**Thursday, November 16, 2006**

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

**DEFERRALS:**

RZ 2006-SU-007 - LPC COMMERCIAL SERVICES, INC. - P/H to 11/29/06  
FDP 2006-SU-007 - LPC COMMERCIAL SERVICES, INC. - P/H to 11/29/06  
PCA 75-2-016-3 - LPC COMMERCIAL SERVICES, INC. - P/H to 11/29/06

SEA 82-P-032-6 – WMATA – P/H to 1/11/07

**FEATURES SHOWN: Concur**

FS-B06-63 - Clearwire, U.S., LLC, 7920 Woodruff Court (Deadline 11/23/06)  
FS-L06-71 - T-Mobile Northeast, LLC, 7323 Telegraph Road (Deadline 12/28/06)  
FSA-M06-29 - T-Mobile Northeast, LLC, 6565 Arlington Boulevard (Deadline 12/31/06)  
FS-M06-81 – Fiber Tower, 3800 Powell Lane (Deadline 1/2/07)

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SE 2006-MA-014 - BB&T OF VIRGINIA, INC. **APPROVAL RECOMMENDED**

NO SPEAKERS

PCA 2000-MV-051 - NVR, INC. **APPROVAL RECOMMENDED**

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, November 29, 2006**

*Posted: 7/25/06*  
*Revised: 11/30/06*

**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>
Public Facilities Manual &	Irregular Lots	Tom Nelson	<b>APPROVAL REC</b> <i>(P/H on 11/9/06)</i>
S06-IV-LP1 <i>(Mount Vernon)</i>	Out of Turn Plan Amendment (Lorton Center)	D. Albert	<b>APPROVAL REC</b> <i>(P/H on 11/15/06)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

SEA 01-D-022 <i>(Dranesville)</i>	Sugarland Hill LLC c/o McGuire Woods LLP	C. Lee	<b>APPROVAL REC</b>
AF 2006-DR-001 <i>(Dranesville)</i>	John and Barbara Whitney	J. Papp	<b>APPROVAL REC</b> <i>(from 11/16/06)</i>
SE-2006-HM-022 <i>(Hunter Mill)</i>	Marymount University	B. O'Donnell	<b>APPROVAL REC</b> <i>(from 12/6/06)</i>
RZ/FDP 2006-SU-007 & PCA 75-2-016-03 <i>(Sully)</i>	LPC Commercial Services, Inc.	J. D. Moss	<b>APPROVAL REC</b> <b>APPROVAL REC</b> <i>(from 11/16/06)</i>

**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>
PCA/FDPA 2002-PR-008-2 <i>(Providence)</i>	The Christopher Companies	A. Hushour	<b>P/H to 11/30/06</b>
SE 2006-PR-018 <i>(Providence)</i>	Merrifield Garden Center Corp. (Converting to RZ instead)	J. Papp	<b>Indefinitely Deferred</b>
RZ 2006-HM-020 FDP 2006-HM-020 <i>(Hunter Mill)</i>	Winchester Homes, Inc.	B. O'Donnell	<b>PH to 2/22/07</b>
RZ 2006-SU-035 & SE 2003-SU-023 <i>(Sully)</i>	Sully East L.L.C.	J.D. Moss	<b>PH to 1/10/07</b>
RZ 2006-PR-008 <i>(Providence)</i>	Chalice Crest, L.C.	S. Williams	<b>WITHDRAWN</b> <i>(from 11/15/06)</i>
AF 2006-SP-002 <i>(Springfield)</i>	George and Susan Schultz	J. Papp	<b>P/H to 1/18/07</b> <i>(from 11/16/06)</i>
PCA 93-Y-044 FDPA 93-Y-044 <i>(Springfield)</i>	FL Promenade Outparcel LC	C. Lee	<b>P/H to 12/7/06</b> <i>(from 11/9/06)</i>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, NOVEMBER 29, 2006**

- 7:30 p.m.** The Transportation Committee met in the Board Conference Room to continue discussions on the Dulles Rail Extension of Metrorail.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS** - To amend the Public Facilities Manual (PFM) and Chapter 112 (the Zoning Ordinance) and Chapter 101 (the Subdivision Ordinance) of the 1976 Code of the County of Fairfax, as follows: In order to prevent the creation of irregularly shaped lots and provide for more orderly development, the proposed amendments establish a shape factor limitation from 20 to 50 for building lots located in the R-E, R-1, R-2, R-3, R-4, R-5, or R-8 Districts and the single family portions of the PDH, PDC, or PRC Districts when such lots are not depicted on an approved development plan. The shape factor is the non-dimensional ratio of the lot perimeter squared, divided by the lot area ( $SF = P^2/A$ ). The shape factor would be required to be provided for each lot on subdivision plans where the lot configuration is subject to the shape factor limitation. The Zoning Ordinance amendment includes administrative, special exception, and special permit options that would allow for a shape factor between greater than 35 and 50 in certain limited situations. Pursuant to authority granted by Sect. 15.2-2286(A)(6) of the *Code of Virginia*, if either the special permit or special exception application option is selected, establish an application fee of \$2645 for a modification of shape factor limitations application. In addition, the Subdivision Ordinance outlot definition would be revised to state that lots that do not meet the Zoning Ordinance shape factor limitations shall be deemed outlots. 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, access to the full text will also be 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.**

**APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**AF 2006-DR-001 - JOHN H. AND BARBARA WHITNEY** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 10607 Beach Mill Rd. on approx. 21.7 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 3-3 ((1)) 32.

**DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**SEA 01-D-022 - SUGARLAND HILL LLC** - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 01-D-022 previously approved for housing for the elderly to permit a change in development conditions and site modifications. Located at 1100 Dranesville Rd. on approx. 4.62 ac. of land zoned R-1. Tax Map 6-3 ((1)) 11. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**SE 2006-HM-022 - MARYMOUNT UNIVERSITY** - Appl. under Sect. 5-404 of the Zoning Ordinance to permit a college/university. Located at 1861 Wiehle Ave. on approx. 4.06 ac. of land zoned I-4. Tax Map 17-4 ((18)) 1A. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**RZ 2006-PR-008 - CHALICE CREST, LC** - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 3.8 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located on the S. side of Arlington Boulevard approx. 850 ft. S.E. of its intersection with Nutley Street on approx. 3.72 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-4 ((1)) 44. **PROVIDENCE DISTRICT. WITHDRAWN BY APPLICANT.**

**PCA 75-2-016-03 - LPC COMMERCIAL SERVICES, INC.** – Appl. to amend RZ 75-2-016 previously approved for industrial development to permit a deletion of land area. Located in the N.W. quadrant of the intersection of Centreville Road and Wall Road on approx. 67.39 ac. of land zoned I-5, AN, and WS. Comp. Plan Rec: Office with an option for Mixed Use. Tax Map 24-4 ((1)) 6B pt. and 6C. (Concurrent with RZ/FDP 2006-SU-007) **SULLY DISTRICT. APPROVAL RECOMMENDED**

**RZ 2006-SU-007/FDP 2006-SU-007 - LPC COMMERCIAL SERVICES, INC.** - Appls. to rezone from I-5, AN, and WS to PRM, AN, and WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.69 (inclusive of ADUs) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Centreville Road and Wall Road on approx. 67.39 ac. of land. Comp. Plan Rec: Office with an option for Mixed Use. Tax Map 24-4 ((1)) 6B pt. and 6C. (Concurrent with PCA 75-2-016-03) **SULLY DISTRICT. APPROVAL RECOMMENDED/APPROVED**

**AF 2006-SP-002 - GEORGE & SUSAN SCHULZ** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 8142 and 8146 Rondelay La. on approx. 23.02 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 96-3 ((1)) 7A and 8; 96-3 ((2)) 10, and 11. **SPRINGFIELD DISTRICT. P/H to 1/18/07**

**PCA 93-Y-044/FDPA 93-Y-044 - FL PROMENADE OUTPARCEL LC** - Appls. to amend the proffers and final development plan for RZ 93-Y-044 previously approved for mixed use development to permit a modification to approved proffers to permit an option for a drive-in bank with an overall Floor Area Ratio (FAR) of 0.05. Located on the W. side of Monument Dr. approx. 400 ft. S. of Fair Lakes Pkwy. on approx. 2.09 ac. of land zoned PDC and WS. Comp. Plan Rec: Fairfax Center Area – Mixed Use. Tax Map 56-1 ((18)) 1pt., 2 pt., and 3. **SPRINGFIELD DISTRICT. P/H to 12/07/06**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST**  
**Wednesday, November 29, 2006**

Posted: 11/29/06  
Revised: 11/30/06

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

**DECISIONS ONLY:**

S06-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District) (P/H on 11/15/06)  
**APPROVAL RECOMMENDED**

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS (IRREGULAR LOTS)  
(Hart) (P/H on 11/09/06) **APPROVAL RECOMMENDED**

**DEFERRALS:**

AF 2006-SP-002 - GEORGE & SUSAN SCHULZ - **P/H to 1/18/07**

PCA 93-Y-044 - FL PROMENADE OUTPARCEL LC (Springfield District) - **P/H to 12/07/06**  
FDPA 93-Y-044 - FL PROMENADE OUTPARCEL LC (Springfield District) - **P/H to 12/07/06**

**WITHDRAWN:**

RZ 2006-PR-008 - CHALICE CREST, LC

**FEATURES SHOWN: Concur**

FS-D06-56 - Clearwire, U.S., LLC, 9916 Georgetown Pike (Great Falls Fire Station) (Deadline 1/11/07)  
FS-D06-80 - New Cingular Wireless, Route 386 CIA Access Road/Colonial Farm Rd. (Deadline 1/01/07)

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AF 2006-DR-001 - JOHN H. AND BARBARA WHITNEY **APPROVAL RECOMMENDED**

NO SPEAKERS

SEA 01-D-022 - SUGARLAND HILL LLC **APPROVAL RECOMMENDED**

NO SPEAKERS

SE 2006-HM-022 - MARYMOUNT UNIVERSITY **APPROVAL RECOMMENDED**

NO SPEAKERS

RZ 2006-SU-007 - LPC COMMERCIAL SERVICES, INC. **APPROVAL RECOMMENDED**

FDP 2006-SU-007 - LPC COMMERCIAL SERVICES, INC. **APPROVED**

PCA 75-2-016-3 - LPC COMMERCIAL SERVICES, INC. **APPROVAL RECOMMENDED**

1. Suresh Aiyer  
12996 Azalea Woods Way  
Herndon, VA 20171
  
2. Ralph Wills, President  
Chantilly Youth Association  
P.O. Box 220242  
Chantilly, VA 20151

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, November 30, 2006

Posted: 7/5/06  
Revised: 12/1/06

**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>
2232-H06-14 (Hunter Mill)	Fairfax County Park Authority	A. Capps	<b>APPROVAL REC</b> (P/H on 11/15/06)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 2002-PR-008-2 (Providence)	The Christopher Companies	A. Hushour	<b>D/O TO 12/6/06</b>

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
DPA 85-C-088-6 & PCA 85-C-088-8 (Hunter Mill)	Reston Town Center, LLC	A. Hushour	<b>P/H to 3/29/07</b> (P/H from 7/20/06)
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	<b>P/H to 2/1/07</b> (P/H from 9/21/06)
SEA 80-L-061 (Mount Vernon)	Furnace Associates, Inc.	C. Lewis	<b>P/H to 12/6/06</b> (From 10/5 & 10/26/06)
RZ 2006-PR-022 & FDP 2006-PR-022 (Providence)	Van Metre Homes at Suncrest LLC	C. Lewis	<b>P/H to 1/18/06</b>
2232-L06-13 (Lee)	Department of Public Works & Environmental Services	L. Hush	<b>P/H to 1/10/07</b>
PCA 2000-SU-001 & SEA 00-Y-004 (Sully)	Trustees of the Mount Olive Baptist Church	T. Strunk	<b>P/H to 1/10/07</b> (P/H from 10/18/06)
RZ 2005-SP-033 (Springfield)	Centerpointe Church at Fair Oaks (Legato Road)	T. Strunk	<b>P/H to 2/7/07</b> (P/H from 11/16/06)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, NOVEMBER 30, 2006**

- 7:30 p.m.** The Schools Committee met in the Board Conference Room to continue discussions of agenda topics and for a presentation by James Patteson on the site plan review process on school renovations.
- 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 2002-PR-008-02/FDPA 2002-PR-008-02 - THE CHRISTOPHER COMPANIES DBA CHRISTOPHER MANAGEMENT, INC.** - Appls. to amend the proffers and final development plan for RZ 2002-PR-008 previously approved for residential development to permit changes to approved proffers at a density of 4.48 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Swanee La. and Opal Dr., S. of Topaz St. and E. of Zimple Dr. on approx. 1.39 ac. of land zoned PDH-5. Comp. Plan Rec: 1-2 du/ac with option for 4-5 du/ac. Tax Map 48-2 ((32)) 12 – 16, 19-23, and 47. **PROVIDENCE DISTRICT. DECISION ONLY TO 12/6/06**

**RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD** - Appl. to rezone from R-1, C-3, and HC to C-3 and HC for a place of worship with child care center/nursery school with an overall Floor Area Ratio (FAR) of 0.50 or office and other C-3 uses with an overall FAR of 1.0. Located at the S.W. quadrant of the intersection of Legato Rd. and Legato Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: Fairfax Center Area, office at 1.0 FAR with option for church at 0.5 at the overlay level. Tax Map 46-3 ((1)) 45 – 50 and a portion the prescriptive right-of-way for Legato Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Rd. to proceed under Section 33.1-151 of the *Code of Virginia*) **SPRINGFIELD DISTRICT. P/H TO 2/7/07**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST**  
**Thursday, November 30, 2006**

Posted: 11/30/06  
Revised: 12/1/06

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

**DECISION ONLY:**

2232-H06-14 - FAIRFAX COUNTY PARK AUTHORITY – (P/H on 11/15/06) **APP REC**

**DEFERRALS:**

DPA 85-C-088-6 - RESTON TOWN CENTER, LLC (Hunter Mill District) – **P/H to 3/29/07**

PCA 85-C-088-8 - RESTON TOWN CENTER, LLC (Hunter Mill District) – **P/H to 3/29/07**

2232-L06-13 - DPWES – **P/H to 1/10/07**

SEA 80-L-061 - FURNACE ASSOCIATES, INC (Mount Vernon District) – **P/H to 12/6/06**

RZ 2006-PR-013 - WASHINGTON PROPERTY COMPANY – **P/H to 2/01/07**

SE 2006-PR-005 - WASHINGTON PROPERTY COMPANY – **P/H to 2/01/07**

RZ 2006-PR-022 - VAN METRE HOMES AT SUNCREST LLC – **P/H to 1/18/07**

FDP 2006-PR-022 - VAN METRE HOMES AT SUNCREST LLC – **P/H to 1/18/07**

RZ 2005-SP-033 - CENTERPOINTE CHURCH AT FAIR OAKS – **P/H to 2/7/07**

PCA 2000-SU-001 - TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH – **P/H to 1/10/07**

SEA 00-Y-004 - TRUSTEES OF THE MOUNT OLIVE BAPTIST CHURCH – **P/H to 1/10/07**

**CONSENT AGENDA ITEMS: CONCUR**

FS-Y06-85 - Modeo, 2750 Towerview (Deadline 1/10/07)

FS-M06-76, Clearwire, U.S., LLC, 6800 Versar Center (Deadline 12/31/06)

**FEATURES SHOWN: CONCUR**

FSA-P01-33-1 - Sprint/Nextel, 8130 Porter Road (Deadline 1/21/07)

FS-H06-74 - Clearwire, U.S., LLC, South Lakes Drive (Deadline 12/28/06)

FS-H06-75 - Clearwire, U.S., LLC, Leesburg Pike (Deadline 12/31/06)

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PCA 2002-PR-008-2 - THE CHRISTOPHER COMPANIES **D/O to 12/6/06**

FDPA 2002-PR-008-2 - THE CHRISTOPHER COMPANIES **D/O to 12/6/06**

1. Magnus Rhyu  
9217 Topaz Street  
Fairfax, VA 22031