

November 2012

Click on the desired [View Agenda](#) or [Speaker's List](#) for detailed information. Click on the application number on the agenda to access the staff report. The Speakers List is available at 3:30 p.m. on the day of the meeting.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1 View Agenda Speaker's List	2	3
4	5	6	7 No PC Meeting	8 View Agenda Speaker's List	9	10
11	12	13	14 No PC Meeting	15 View Agenda Speaker's List	16	17
18	19	20	21 No PC Meeting	22 	23 County Holiday	24
25	26	27	28 No PC Meeting	29 View Agenda Speaker's List	30	

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

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 1, 2012

Posted: 10/12/12
Revised: 11/2/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also 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>
CSP 86-C-121-03/ CSP 86-C-119 (Hunter Mill)	Reston VA 939, LLC & Discovery Square, LLC (12010, 12011, 12012 & 12021) (Signage plan for Reston Overlook and Discovery Square)	M. Tsai	APPROVED APPROVED (P/H from 10/11/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2012-HM-013 (Hunter Mill)	Sekas Homes, Ltd. (Just north of intersection of Old Courthouse Rd. and Drewlaine Dr.) (From R-1 to R-2 for 5 sf detached homes-Wolf Trap)	M. Brady	D/O TO 11/29/12
PRC 86-C-121-04 (Hunter Mill) (new public hearing)	Reston Spectrum LLLP and Harris Teeter Properties, LLC (N. of New Dominion Pkwy.; e. of Fountain Dr.; w. of Reston Pkwy.; s. of Baron Cameron Ave.) (For PRC plan for Sections 91 and 87, Blocks 2 and 3 within the Reston Town Center "Spectrum Center")	S. Williams	APPROVAL REC (from indef.) (D/O from 10/13/11) (P/H from 9/29/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2012-MA-012/ SE 2012-MA-011 (Mason)	Titan America LLC (6600 Electronic Drive in Shirley Industrial Park) (From C-8 and R-2 to I-6 for concrete mixing and batching plant)	S. Williams	P/H to 11/15/12
RZ/FDP 2012-MV-007 (Mount Vernon)	Bainbridge Communities Acquisition III, LLC (NW quadrant of intersection of Richmond Hwy. and Backlick Rd.) (From R-3 to PRM for 283 mfd u & 24, 825 sq. ft. of retail uses in Land Bay B of Village of Accotink amendment, ST-IV-LP1)	L. Gumkowski	P/H to 11/15/12
RZ 2012-PR-011/ SE 2012-PR-010 (Providence)	The Trustees of Emmanuel Lutheran Church (SE side of Chain Bridge Rd., just south of James Madison Drive) (From R-1 to R-4 for church, child care center and private school of general education)	M. Tsai	P/H to 2/7/13

-continued-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 1, 2012

*Posted: 10/12/12
Revised: 11/2/12*

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2012-BR-003 <i>(Braddock)</i>	Tariq H. Khan <i>(E.side of Shirley Gate Rd.@Park Dr.) (From R-1 to PDH-2 for 3 single-family lots)</i>	B. Krasner	P/H to 12/5/12 <i>(from 9/13/12)</i>
PCA 92-M-038/ SE 2008-MA-019 <i>(Mason)</i>	Paolozzi Investments, Inc. <i>(5901 Columbia Pike) (Car wash and modifications/waivers in a commercial revitalization district)</i>	B. Krasner	P/H to 1/17/13 <i>(from 10/17/12) (from 10/4/12)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 31, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 31, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 1, 2012**

- 7:00 p.m.** ~~The Schools Committee will meet in the Board Conference Room of the Government Center to continue discussion with members of the Public Schools' Facilities Planning Advisory Council on the Comprehensive Plan Update Project related to school sites.~~ **MEETING CANCELLED**
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

CSP 86-C-119 – **DISCOVERY SQUARE, LLC** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 86-C-119. Located at 12012 Sunset Hills Rd., Reston, 20190, on approx. 4.87 ac. of land zoned PRC. Tax Map 17-3 ((1)) 5H1. (Concurrent with CSP 86-C-121-03.) **HUNTER MILL DISTRICT. APPROVED**

CSP 86-C-121-03 – **RESTON VA 939, LLC AND DISCOVERY SQUARE, LLC** – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 86-C-121. Located at 12010, 12011, and 12021 Sunset Hills Rd., Reston, 20190, on approx. 19.52 ac. of land zoned PRC. Tax Map 17-3 ((1)) 5 and 35B. (Concurrent with CSP 86-C-119.) **HUNTER MILL DISTRICT. APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

PRC 86-C-121-04 – **RESTON SPECTRUM, LLP AND HARRIS TEETER PROPERTIES, LLC** – Appl. to approve the PRC Plan associated with RZ 86-C-121 to permit mixed-use development. Located N. of New Dominion Pkwy., E. of Fountain Dr., W. of Reston Pkwy., and S. of Baron Cameron Ave. on approx. 24.29 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. **HUNTER MILL DISTRICT. APPROVAL REC**

RZ 2012-HM-013 – **SEKAS HOMES, LTD.** – Appl. to rezone from R-1 to R-2 to permit a residential development at a density of 2.0 dwelling units per acre (du/ac). Located 2,000 ft. N.W. from the intersection of Old Courthouse Rd. and Drewlaine Dr. on approx. 2.5 ac. of land. Comp. Plan Rec: 102 du/ac. Tax Map 28-4 ((1)) 12. **HUNTER MILL DISTRICT.
D/O TO 11/29/12**

Posted: 11/1/12
Revised: 11/1/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 1, 2012

DECISIONS ONLY:

CSP 86-C-119 – RESTON VA 939, LLC & DISCOVERY SQUARE, LLC – **APPROVED**
CSP 86-C-121-03 – RESTON VA 939, LLC & DISCOVERY SQUARE, LLC – **APPROVED**
(P/H on 10/11/12)

CONSENT AGENDA ITEMS: CONCUR

FSA-P99-8-1 – Sprint, 9411 Lee Highway (Circle Towers Apartments)
FSA-V12-11-1 – Sprint, 6677 Richmond Highway

FEATURE SHOWN: CONCUR

FSA-D97-41-3 – Sprint, 1350 Beverly Road (Deadline: 12/9/12)

ADMINISTRATIVE ITEM:

Architectural Review of Springfield Town Center Plans per RZ 2007-LE-007 (Lee District) –
APPROVED

PRC 86-C-121-04 – RESTON SPECTRUM, LLLP AND HARRIS TEETER PROPERTIES, LLC
(Hunter Mill District) – **REC APPROVAL**

- | | |
|---|---|
| 1. John Curran
1830 Fountain Drive, Unit 304
Reston, VA 20190 | 2. Jane Rockwood
1830 Fountain Drive, Unit 507
Reston, VA 20190 |
|---|---|

RZ 2012-HM-013 – SEKAS HOMES, LTD. – D/O TO 11/29

- | | |
|---|---|
| 1. Robert Slahetka
1689 Drewlaine Drive
Vienna, VA 22182 | 6. Kim Gibson
1605 Lupine Den Court
Vienna, VA 22182 |
| 2. Jacqueline Hunt
1689 Drewlaine Drive
Vienna, VA 22182 | 7. Michael Sciulla
1606 Lupine Den Court
Vienna, VA 22182 |
| 3. Neal Olesker
1683 Drewlaine Drive
Vienna, VA 22182 | 8. Matthew Estes
1590 Lupine Den Court
Vienna, VA 22182 |
| 4. Tracy Ryan, Representing
Manors at Wolf Trap Homeowners
Association
1592 Lupine Den Court
Vienna, VA 22182 | 9. Herb Hopwood
1699 Drewlaine Drive
Vienna, VA 22182 |
| 5. David Gibson
1605 Lupine Den Court
Vienna, VA 22182 | 10. Pamela Kondè, President
Greater Tysons Green Civic Association
1736 Key West Lane
Vienna, VA 22182 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 8, 2012

Posted: 10/12/12
Revised: 11/13/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also 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>
2232-P12-4 (Providence)	Fairfax County Park Authority (2733 Hartland Road, Falls Church) (Hartland Green Park)	R. Lambert	APPROVED (from 9/13/12)
Plan Amendment (Mount Vernon)	S11-IV-LP2 (Laurel Hill Reuse)	L. O'Donnell	APPROVAL REC (from 10/11/12) (from 9/13/12)
FDPA 89-P-042 (Providence)	Richard & Teresa Gendron (2100 Tysons Executive Court, Dunn Loring) (For screened porch addition approx. 10 ft. from line)	S. Williams	APPROVED (from 10/11/12)
RZ/FDP 2012-LE-005 (Lee)	Mussarat S., Adeela I. & Tanzeela I. Ahmad (E. side of Villa Street@Franconia Rd. intersection) (From R-1 to PDH-5)	N. Rogers	APPROVAL REC (from 9/13/12) (from 7/26/12)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2012-BR-014 (Braddock)	Eleven Oaks LLC (N. of University Drive; S. of School Street, along George Mason Blvd.) (From R-1 to PDH-8)	W. O'Donnell	P/H to 11/15/12
RZ/FDP 2011-PR-025 (Providence)	Chestnut Street, LLC (SE quadrant of the intersection of Leesburg Pike and Dale Drive) (From R-1 to PDH-12 for 77 single-family attached homes)	B. Krasner	P/H to 2/7/13 (from 7/12/12) (from 6/14/12) (from 5/31/12)
RZ 2012-MV-008 (Mount Vernon)	The Alexander Company, Inc. (W.side of Silverbrook Rd @White Spruce Way; N. & E. of Laurel Hill Park) (From R-C to PDH-8 and PDC for Laurel Hill Adaptive Reuse Area)	W. Mayland	P/H to 1/14/13 (from 10/17/12)

-continued-

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 8, 2012

Posted: 10/12/12
Revised: 11/13/12

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

Application	Applicant	Staff	Schedule Notes
RZ/FDP 2012-SU-010 (Sully)	Northern Virginia Health Investors, LLC (W. side of Centreville Road and n. of McLearen Rd) (From I-5 to PRM for two buildings: one for Independent/assisted living facility and one for medical care facility)	B. Krasner	P/H to 12/5/12
SE 2012-MV-013 (Mount Vernon)	Sunoco, Inc. (R&M) (5928 Richmond Highway) (For service station and quick service, food stores uses)	N. Rogers	P/H to 1/17/13

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 7, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, NOVEMBER 7, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 8, 2012**

- 7:00 p.m.** The Housing Committee met in the Board Conference Room of the Fairfax County Government Center to begin discussion on the Board of Supervisors' Follow-on Motion #17a, to consider modification of the Policy Plan to incorporate a policy supporting a non-residential contribution to affordable housing.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2012-LE-005 AND FDP 2012-LE-005 – MUSSARAT S. AHMAD, ADEELA I. AHMAD, AND TANZEELA I. AHMAD – Appls. to rezone from R-1 and HC to PDH-5 and HC to permit residential development with an overall density of 4.86 du/ac, approval of the conceptual and final development plans, waiver of the minimum district size requirements, and a waiver #24949-WPFM-001-1 to permit the location of underground storm water management facilities in a residential area. Located on the E. side of Villa St. approx. 500 ft. S. of its intersection with Franconia Rd. on approx. 1.03 ac. of land. Comp. Plan Rec: 4-5.5 du/ac. Tax Map 81-4 ((3)) L and M. **LEE DISTRICT. APPROVAL REC**

S11-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT (LAUREL HILL REUSE) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns approx. 79 ac. generally located north of Lorton Road, west of Silverbrook Road, and south of White Spruce Way (Tax Map ID 107-1 ((1)) 9, no assigned address). The area is planned for Alternative Uses, including residential retail and education. The Amendment will consider incorporating the Laurel Hill Adaptive Reuse Area Master Plan, which includes residential, retail, and office uses and recommendations for adaptive reuse of historic buildings and new construction. The Plan Amendment will also reflect changes to the Lower Potomac Planning District that have occurred

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 8, 2012

Page 2

since the last update to the Comprehensive Plan related to the larger Laurel Hill property. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed Plan Amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, and can also be viewed on the Web at

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>.

MOUNT VERNON DISTRICT. APPROVAL REC

2232-P12-4 – FAIRFAX COUNTY PARK AUTHORITY (HARTLAND GREEN PARK) –

Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County Park Authority to develop the Hartland Green Park for public use. The park's master plan envisions the ultimate development will serve the surrounding community with a trail, basketball half-court, playground equipment, a plaza, picnic tables, and "skateable" art. The Hartland Green Park is located at 2733 Hartland Road, Falls Church, VA 22043, Tax Map 49-2 ((16)) 2 and 3. **PROVIDENCE DISTRICT. APPROVED**

FDPA 89-P-042 – RICHARD AND TERESA GENDRON – Appl. to amend the final development plans for FDP 89-P-042 to permit an addition 10.1 ft. from front lot line and associated modifications to development conditions. Located at 2108 Tysons Executive Ct., Dunn Loring, 22027, on approx. 8,751 sq. ft. of land zoned PDH-3. Tax Map 39-2 ((48)) 11. **PROVIDENCE DISTRICT. APPROVED**

Posted: 11/8/12
Revised: 11/9/12

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 8, 2012

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

CONSENT AGENDA ITEM: CONCUR

FSA-V97-13-3 – Sprint – Existing Monopole Collocation @ 8101 Lorton Road (Lorton ES)

RZ 2012-LE-005 – MUSSARAT S., ADEELA I., AND TANZEELA I. AHMAD – **APPROVAL REC**

FDP 2012-LE-005 – MUSSARAT S., ADEELA I., AND TANZEELA I. AHMAD – **APPROVED**

NO SPEAKERS.

S11-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT (LAUREL HILL ADAPTIVE RE-USE)

– **APPROVAL REC**

NO SPEAKERS.

2232-P12-4 – FAIRFAX COUNTY PARK AUTHORITY (HARTLAND GREEN PARK) – **APPROVED**

NO SPEAKERS.

FDPA 89-P-042 – RICHARD AND TERESA GENDRON – **APPROVED**

NO SPEAKERS.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 14, 2012

Posted: 10/12/12
Revised: 10/12/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2011-PR-010/ RZ 2011-PR-011/ PCA 92-P-001-09 (Providence)	Cityline Partners LLC (Scotts Run) <i>(From C-3 to PTC)</i>	S. Lin	P/H to 2/13/13

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 15, 2012

Posted: 10/12/12
 Revised: 11/16/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also 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>
RZ 2012-MA-012/ SE 2012-MA-011 (Mason)	Titan America LLC (6600 Electronic Drive in Shirley Industrial Park) (From C-8 and R-2 to I-6 for concrete mixing and batching plant)	S. Williams	APPROVAL REC (from 11/1/12)
RZ/FDP 2012-BR-014 (Braddock)	Eleven Oaks LLC (N. of University Drive; S. of School Street, along George Mason Blvd.) (From R-1 to PDH-8)	W. O'Donnell	APPROVAL REC (from 11/8/12)
PCA 89-L-008 (Lee)	Fairfax County School Board (7101 Old Keene Mill Road) (For renovations and expansion of existing facilities)	M. Tsai	D/O TO 11/29/12
RZ/FDP 2012-MV-007 (Mount Vernon)	Bainbridge Communities Acquisition III, LLC (NW quadrant of intersection of Richmond Hwy. and Backlick Rd.) (From R-3 to PRM for 283 mf du & 24, 825 sq. ft. of retail uses in Land Bay B of Village of Accotink amendment, ST-IV-LP1)	B. Mayland	APPROVAL REC (from 11/1/12)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
Z.O. Amendment (Hart)	Child Care Facilities	C. Belgin	P/H to 1/16/13
RZ/FDP 2011-MV-033 (Mount Vernon)	Lorton Valley III L.C. (w.side of I-95 & S. side of Dixon St.) (For R-1 to PDH-4 for 40 sf detached homes)	W. Mayland	P/H to Indef. (from 9/13/12) (from 6/14/12) (from 3/29/12)
RZ 2012-DR-017 (Dranesville)	Christopher & Karen Barth (7250 Idylwood Road, Falls Church) (From R-2 to R-3)	M. Brady	P/H to 11/29/12

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 14, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, NOVEMBER 14, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 15, 2012**

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2012-BR-014 AND FDP 2012-BR-014 – **ELEVEN OAKS, LLC** – Appls. to rezone from R-1 to PDH-8 to permit residential development with an overall density of 6.9 dwelling units per acre (du/ac) for the Fairfax County portion and 6.5 du/ac for the overall development (including the City of Fairfax) and approval of the conceptual and final development plans. Located N. of University Dr., approx. 350 ft. E. of intersection with Ox Rd. and S. of School St. on approx. 5.36 ac. of land. Comp. Plan Rec: 7 du/ac. Tax Map 57-4 ((1)) 6. **BRADDOCK DISTRICT. APPROVAL REC**

PCA 89-L-008 – **FAIRFAX COUNTY SCHOOL BOARD** – Appl. to amend the proffers for RZ 89-L-008 previously approved for public school to permit an increase in proffered gross floor area for renovation/expansion of existing facilities and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located at 7101 Old Keene Mill Rd., Springfield, 22150, on approx. 8.14 ac. of land zoned R-3 and HC. Comp. Plan Rec: Public Use. Tax Map 90-1 ((1)) 52. **LEE DISTRICT. D/O TO 11/29/12**

RZ 2012-MA-012 – **TITAN AMERICA, LLC** – Appl. to rezone from C-8 and R-2 to I-6 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.05. Located on the E. side of Industrial Dr., N. of Iron Pl., N. and S. of Electronic Dr., on approx. 1.28 ac. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 33pt. (Concurrent with SE 2012-MA-011.) **MASON DISTRICT. APPROVAL REC**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 15, 2012

Page 2

SE 2012-MA-011 – TITAN AMERICA, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit concrete mixing and batching plant and increase in building height from 75 ft. to 85 ft. Located at 6600 Electronic Dr., Springfield, 22151, on approx. 9.43 ac. of land zoned I-6. Tax Map 80-2 ((1)) 33 and 33A. (Concurrent with RZ 2012-MA-012.)

MASON DISTRICT. APPROVAL REC

RZ 2012-MV-007 AND FDP 2012-MV-007 – BAINBRIDGE COMMUNITIES

ACQUISITION III, LLC – Appls. to rezone from R-3, R-20, C-5, and C-8 to PRM to permit mixed-use development with an overall density of 46.7 including Affordable Dwelling Units (ADU) (1.3 FAR), bonus density, approval of the conceptual and final development plans, and a waiver (#5224-WPFM-001-1) to permit the location of underground storm water management facilities in a residential area. Located in the N.W. quadrant of the intersection of Richmond Hwy. and Backlick Rd. on approx. 6.06 ac. of land. Comp. Plan Rec: Option Mixed-Use 30-40 du/ac. Tax Map 109-1 ((1)) 5, 6, 7, 8, 9, 13, 14, 15, and 16 and portions of public right-of-way for Anderson Lane to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Anderson Lane to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

MOUNT VERNON DISTRICT. APPROVAL REC

Posted: 11/15/12
Revised: 11/16/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 15, 2012

DEFERRAL:

RZ 2012-DR-017 – CHRISTOPHER AND KAREN BARTH – **P/H to 11/29/12**

CONSENT AGENDA ITEM: CONCUR

FSA-M08-40-1 – Cricket Communications, Inc., 3601 Firehouse Lane (Baileys Crossroads Fire Station)

APPROVAL OF MINUTES: APPROVED (NOTE: 6/14/12 minutes to be approved at a later date)
MAY 2012 through JULY 2012

RZ 2012-BR-014 – ELEVEN OAKS, LLC – APPROVAL RECOMMENDED
FDP 2012-BR-014 – ELEVEN OAKS, LLC – APPROVED

- | | |
|--|--|
| 1. Donald Garret
c/o George Mason University
4450 Rivanna River Way
Fairfax, VA 22030 | 3. Dan Lee
10533 School Street
Fairfax, VA 22030 |
| 2. Christopher Terry
10531 School Street
Fairfax, VA 22030 | |

PCA 89-L-008 – FAIRFAX COUNTY SCHOOL BOARD – D/O to 11/29/12

NO SPEAKERS

RZ 2012-MA-012 – TITAN AMERICA, LLC – APPROVAL RECOMMENDED
SE 2012-MA-011 – TITAN AMERICA, LLC – APPROVAL RECOMMENDED

NO SPEAKERS

RZ 2012-MV-007 – BAINBRIDGE COMMUNITIES ACQUISITION III, LLC – APPROVAL REC.
FDP 2012-MV-007 – BAINBRIDGE COMMUNITIES ACQUISITION III, LLC – APPROVED

1. Rebecca Gore
P.O. Box 659
Amelia, VA 23002

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 28, 2012

Posted: 10/12/12
Revised: 10/12/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

MEETING CANCELLED

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, November 29, 2012

Posted: 10/12/12
 Revised: 11/30/12

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also 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>
<u>RZ 2012-HM-013</u> (Hunter Mill)	Sekas Homes, Ltd. (Just north of intersection of Old Courthouse Rd. and Drewlaine Dr.) (From R-1 to R-2 for 5 sf detached homes-Wolf Trap)	M. Brady	APPROVAL REC (P/H from 11/1/12)
<u>PCA 89-L-008</u> (Lee)	Fairfax County School Board (7101 Old Keene Mill Road) (For renovations and expansion of existing facilities)	M. Tsai	APPROVAL REC (P/H from 11/15/12)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>PRC-C-203</u> (Hunter Mill)	Fairfax County Public Schools (11411 Ridge Heights Rd@Soapstone Dr.,Reston) (For site improvements at Terraset Elementary School)	M. Brady	APPROVAL REC
<u>PCA 86-S-083-05/</u> <u>SEA 93-Y-032</u> (Sully)	Branch Banking and Trust Company (SE quadrant of the intersection of Stone and Braddock Roads) (For additional drive-in financial institution alternative-BB&T)	B. Krasner	APPROVAL REC
<u>FDPA 82-P-069-09-09</u> (Springfield)	The Shops at Fair Lakes L.P. (E. & W. sides of Shoppes Lane; n. of Fairfax County Parkway and s. of Fair Lakes Parkway) (For pharmacy w/drive-thru)	W. O'Donnell	D/O TO 12/5/12
<u>CSPA-C-696-02</u> (Dranesville)	JLB Dulles LLC (Southeast quadrant of intersection with Dulles Station Blvd. and Sayward Blvd.) (Comprehensive Sign Plan)	L. Gumkowski	APPROVED
<u>RZ 2012-MV-004</u> (Mount Vernon)	8921 Properties, LLC (East side of Telegraph Rd., just south of its Intersection with Lockport Place) (From R-1 to I-5 to bring storage yard and contractors offices and shops into conformance with the Zoning Ordinance)	N. Rogers	D/O TO 12/5/12 (from 10/17/12) (from 7/26/12) (from 7/12/12)
<u>RZ 2012-DR-017</u> (Dranesville)	Christopher & Karen Barth (7250 Idylwood Road, Falls Church) (From R-2 to R-3)	M. Brady	D/O TO 12/5/12 (from 11/15/12)

continued

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, November 29, 2012

*Posted: 10/12/12
Revised: 11/30/12*

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2012-MV-015 <i>(Mount Vernon)</i>	McShay Communities, Inc. (N. side of Richmond Hwy., just south of Dutchman Drive) <i>(From R-1 to R-8 for 38 residential units)</i>	N. Rogers	P/H to Indef.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, NOVEMBER 28, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, NOVEMBER 28, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, NOVEMBER 29, 2012**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to complete the review of the Green Building Policy strawman document and receive a briefing from Department of Planning and Zoning staff regarding electric vehicle charging infrastructure.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEM SCHEDULED FOR DECISION ONLY

RZ 2012-HM-013 – **SEKAS HOMES, LTD.** – Appl. to rezone from R-1 to R-2 to permit a residential development at a density of 2.0 dwelling units per acre (du/ac). Located 2,000 ft. N.W. from the intersection of Old Courthouse Rd. and Drewlaine Dr. on approx. 2.5 ac. of land. Comp. Plan Rec: 102 du/ac. Tax Map 28-4 ((1)) 12. **HUNTER MILL DISTRICT.**
APPROVAL REC

PCA 89-L-008 – **FAIRFAX COUNTY SCHOOL BOARD** – Appl. to amend the proffers for RZ 89-L-008 previously approved for public school to permit an increase in proffered gross floor area for renovation/expansion of existing facilities and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located at 7101 Old Keene Mill Rd., Springfield, 22150, on approx. 8.14 ac. of land zoned R-3 and HC. Comp. Plan Rec: Public Use. Tax Map 90-1 ((1)) 52. **LEE DISTRICT. APPROVAL REC**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2012-DR-017 – **CHRISTOPHER AND KAREN BARTH** – Appl. to rezone from R-2 and HC to R-3 and HC to permit residential development at a density of 2.15 dwelling units per acre (du/ac). Located in the N.W. quadrant of Idylwood Rd. and Redd Rd. on approx. 40,591 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-3 ((1)) 82. **DRANESVILLE DISTRICT.**
D/O TO 12/5/12

FAIRFAX COUNTY PLANNING COMMISSION
ETAILED MEETING AGENDA
Thursday, November 29, 2012

Page 2

CSPA C-696-02 – **JLB DULLES LLC** – Appl. to amend the previously-approved Comprehensive Sign Plan associated with RZ-C-696 to permit sign modifications. Located in the S.E. quadrant of the intersection of Dulles Station Blvd. and Sayward Blvd. on approx. 8.07 ac. of land zoned PDC. Tax Map 15-4 ((5)) 2B and 3A. **DRANESVILLE DISTRICT**
APPROVED

PRC C-203 – **FAIRFAX COUNTY PUBLIC SCHOOLS** – Appl. to approve the PRC plan associated with RZ C-203 to permit building additions at an existing public elementary school. Located on the S. side of Ridge Heights Rd. approx. 400 ft. E. of its intersection with Soapstone Dr. on approx. 14.44 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental, and Institutional: Elementary School. Tax Map 26-2 ((2)) 6. **HUNTER MILL DISTRICT.**
APPROVAL REC

RZ 2012-MV-004 – **8921 PROPERTIES, LLC** – Appl. to rezone from R-1 to I-4 to permit a contractor's office and shop with an overall Floor Area Ratio (FAR) of 0.07. Located on the E. side of Telegraph Rd. approx. 300 ft. S. of its intersection with Lockport Pl. on approx. 42,367 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 108-1 ((1)) 10.
MOUNT VERNON DISTRICT. D/O TO 12/5/12

FDPA 82-P-069-09-09 – **THE SHOPS AT FAIR LAKES, LP** – Appl. to amend the ninth final development plan for RZ 82-P-069 to permit the addition of a pharmacy with a drive-through, modifications to the service station to include a quick service food store, and associated changes to development conditions with an increase in FAR from 0.36 to 0.39. Located on the E. and W. sides of Shoppes La. N. of Fairfax County Pkwy. and S. of Fair Lakes Pkwy. on approx. 8.46 ac. of land zoned PDC and WS. Tax Map 55-2 ((5)) A1 B, C, and D2 pt.
SPRINGFIELD DISTRICT. D/O TO 12/5/12

PCA 86-S-083-05 – **BRANCH BANKING AND TRUST COMPANY** – Appl. to amend the proffers for RZ 86-S-083 previously-approved for commercial and residential development to permit a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located in the S.E. quadrant of the intersection of Braddock Rd. and Stone Rd. on approx. 14.92 ac. of land zoned C-6 and WS. Comp. Plan Rec: Retail/Other. Tax Map 54-1 ((17)) E. (Concurrent with SEA 93-Y-032.)
SULLY DISTRICT. APPROVAL REC

SEA 93-Y-032 – **BRANCH BANKING AND TRUST COMPANY** – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 93-Y-032 previously-approved for a drive-in financial institution to permit an additional drive-in financial institution and associated modifications to site design and development conditions. Located in the S.E. quadrant of the intersection of Braddock Rd. and Stone Rd. on approx. 14.92 ac. of land zoned C-6 and WS. Tax Map 54-1 ((17)) E. (Concurrent with PCA 86-S-083-05.) **SULLY DISTRICT.**
APPROVAL REC

Posted: 11/29/12
Revised: 11/30/12

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 29, 2012

DECISIONS ONLY:

RZ 2012-HM-013 – SEKAS HOMES, LTD. – **REC APPROVAL**
(P/H on 11/1/12)

PCA 89-L-008 – FAIRFAX COUNTY SCHOOL BOARD – **REC APPROVAL**
(P/H on 11/15/12)

CONSENT AGENDA ITEMS: CONCUR

FSA-M97-15-3 – Sprint, 6200 Wilson Boulevard (Cavalier Club Apartments)
FSA-M08-22-1 – Verizon, 6200 Wilson Boulevard (Cavalier Club Apartments)
FSA-S96-33-2 – Sprint, 6401 Little Ox Road (Image Works)

CSPA-C-696-02 – JLB DULLES, LLC (Dranesville District) – **APPROVED**

NO SPEAKERS

PCA 86-S-083-05 – BRANCH BANKING AND TRUST COMPANY (BB&T) – **REC APPROVAL**
SEA 93-Y-032 – BB&T COMPANY (Sully District) – **REC APPROVAL**

NO SPEAKERS

RZ 2012-MV-004 – 8921 PROPERTIES, LLC – **D/O TO 12/5**

NO SPEAKERS

FDPA 82-P-069-09-09 – THE SHOPS AT FAIR LAKES LP (Springfield District) – **D/O TO 12/5**

NO SPEAKERS

PRC C-203 – FAIRFAX COUNTY PUBLIC SCHOOLS (TERRASET ELEMENTARY SCHOOL)
(Hunter Mill District) – **REC APPROVAL**

1. Larry Butler, Representing
Reston Association
12001 Sunrise Valley Drive
Reston, VA 20191

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 29, 2012

Page 2

RZ 2012-DR-017 – CHRISTOPHER AND KAREN BARTH – D/O TO 12/5

1. Bruce Jones, Representing
Lemon Road Civic Association
1902 Miracle Lane
Falls Church, VA 22043
2. Declan Leonard
7300 Burroughs Lane
Falls Church, VA 22043
3. Mark Zetts, Representing
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043
4. Harold Durham
7304 Redd Road
Falls Church, VA 27043