

October

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
NOTE: The link to <i>View Speakers List</i> is activated at 3:00 pm on the date of the individual meeting.		1	2 7:30 pm Planning Commission Meeting View Agenda View Speakers List	3 7:30 pm Planning Commission Meeting (APR Carryover items) View Agenda View Speakers List	4	5
6	7 Board Meeting	8	9 8:15 pm Planning Commission Meeting APR Markup Session View Agenda (No Public Testimony)	10 8:15 pm Planning Commission Meeting View Agenda View Speakers List	11	12
13	14 County Holiday	15	16 8:15 pm Planning Commission Meeting View Agenda View Speakers List	17 8:15 pm Planning Commission Meeting View Agenda View Speakers List	18	19
20	21	22	23 8:15 pm Planning Commission Meeting APR Markup Session View Agenda (No Public Testimony)	24 8:15 pm Planning Commission Meeting View Agenda View Speakers List	25	26
27	28 Board Meeting	29	30 <i>No Planning Commission Meeting</i>	31 <i>No Planning Commission Meeting</i>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Click on desired View Agenda for the list of agenda items for each date. </div>	

Planning Commission meetings begin at 8:15 p.m. unless otherwise noted. All Commission meetings are held in the Board Auditorium of the Government Center.

PLANNING COMMISSION MEETING AGENDA

Wednesday, October 2, 2002

Posted: 9/10/02

Revised: 10/2/02

Below is a list of applications scheduled for public hearing and/or decision only by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1380. To sign up to speak, go back to the home page and click [Speaker's List](#), or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.

ITEMS SCHEDULED FOR DECISION AND/OR ADMINISTRATIVE ACTION

RZ/FDP-2002-MV-020 & SE-2002-MV-022 (Christopher Management Inc. & Engleside Baptist Church) – PH was 9/19/02

ITEMS SCHEDULED FOR PUBLIC HEARING

Area Plans Review (APR) Items in Lee & Springfield Districts

20 Lee District Items for 13 Public Hearings

5 PH - Richmond Hwy Corridor

- APR-02-IV-11MV
- APR-02-IV-12MV
- APR-02-IV-13MV
- APR-02-IV-27MV
- APR-02-IV-29MV

2 PH Along Richmond Hwy

- APR-02-IV-16MV
- APR-02-IV-23MV

6 PH on Other Lee Items

- APR-02-IV-8S
- Seven combined items
 - APR-02-IV-1S
 - APR-02-IV-5S
 - APR-02-IV-1RH
 - APR-02-IV-3RH
 - APR-02-IV-4RH
 - APR-02-IV-5RH
 - APR-02-IV-8RH
- OTPA-S02-IV-RH1
- APR-02-IV-2S
- APR-02-IV-9RH
- Two combined items
 - APR-02-IV-2RH
 - APR-02-IV-6RH

4 Springfield District Items for 4 Public Hearings

- APR-02-II-3F
- APR-02-III-1BR
- APR-02-III-2BR
- APR-02-III-1P

ITEMS WITHDRAWN

- APR-02-III-3P (Springfield/MV)

**PLANNING COMMISSION AGENDA
WEDNESDAY, OCTOBER 2, 2002**

7:30 p.m. The Planning Commission will hold public hearings on proposed Plan Amendment nominations submitted as part of the 2002 South County Cycle Area Plans Review process for the Lee and Springfield Districts as summarized below as well in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." **No new public hearings will begin after midnight. Any items not heard before midnight will be carried over until Thursday, October 3, 2002.**

IMPORTANT NOTE: Some of the items listed below will be heard jointly. For a breakdown of how the items are grouped, go back to the [View Agenda](#) screen on the main calendar window.

LEE DISTRICT APR ITEMS

02-IV-11MV: Area bounded by Buckman Rd, Richmond Hwy & Janna Lee Ave. **Adopted Plan:** For parcels fronting Richmond Hwy: Townhouse style office & retail up to .25 FAR, option for mixed use res. 8-12 du/ac & commercial up to .35 FAR with consolidation & conditions; Remaining parcels res. 2-3 du/ac & public facilities at the base level. **Nominated Plan:** For parcels fronting Richmond Hwy: Office & retail up to .50 FAR, option for mixed use res. 8-12 du/ac & commercial up to .50 FAR with conditions.

02-IV-12MV: Area bounded by Buckman Rd, Richmond Hwy, Janna Lee Ave & the boundary of Roxbury of Mt. Vernon townhomes. **Adopted Plan:** Mixed use residential 8-12 du/ac & commercial uses up to .35 FAR with consolidation for parcels fronting Richmond Hwy; Landscaping contractor's office or nursery w/conditions as an option for parcels 101-4 ((1))11A, 12; Remaining parcels residential 2-3, 12-16, & 16-20 du/ac. **Nominated Plan:** Res. 8-12 du/ac & commercial use up to .50 FAR with consolidation; Expand SNA.

02-IV-13MV: Area bounded by Buckman Rd, Richmond Hwy, Russell Rd & the w. boundary of Roxbury of Mt. Vernon townhomes. **Adopted Plan:** Land unit 8: res. 5-8 du/ac as base, as option 12-16 du/ac with conditions; Parcel 101-4 ((1))9A retail up to .35 FAR; Parcels 101-4 ((1))8, 9 res. 16-20 du/ac. **Nominated Plan:** Parcels fronting Richmond Hwy, 101-4((1))9A, ((5))A1, B2, ((1))10: retail up to .50 FAR, others res. 12-16 du/ac; Expand SNA.

02-IV-16MV: Area bounded by Blankenship St, Richmond Hwy, Frye Rd & s. of parcel 101-3((1))7. **Adopted Plan:** Res. 16-20 du/ac. **Nominated Plan:** Res. 12-16 du/ac, option for mixed use up to .70 FAR; Designate as new SNA land unit.

02-IV-23MV: Kings Garden Apts: Located s. of Penn Daw Plaza on S. Kings Hwy. **Adopted Plan:** No site specific text; Map: res. 16-20 du/ac. **Nominated Plan:** Reflect Plan map designation in text; Designate as CBC land unit.

02-IV-27MV: Area bounded by Buckman Rd, Richmond Hwy, Russell Rd & Chateaufort townhomes. **Adopted Plan:** Parcels 101-4 ((4))3, 4, 5, 8, 11, 12, 501, 502 & 503: residential use 2-3 du/ac; Parcels 101-4 ((1))5B & 101-4 ((4))6, 7, 13, 14B & 14C: retail up to .35 FAR; Parcels 101-4((4))1, 2: retail and/or office use up to .25 FAR; Parcels 101-4((1))4, 5, 101-3((1))16A (pt): residential 8-12 du/ac; Parcels 101-3((1))16A (pt), 17, 17B, 19: retail up to .35 FAR; Option 1: mixed use office up to .35 FAR & residential 12-16 du/ac; Option 2: office use w/ county services up to .50 FAR. **Nominated Plan:** Office and/or retail and/or mixed use up to .70 FAR; Change land unit from SNA to CBC & expand area to include adjacent parcels.

02-IV-29MV: 8410, 8412, 8428 & 8430 Richmond Hwy & 101-3((26))C. **Adopted Plan:** Retail & office up to .35 FAR. **Nominated Plan:** Change land unit from SNA to CBC.

S02-IV-RH1 (OTPA) (also in Mt. Vernon)(previously APR# 02-IV-7RH): Area n. of Telegraph Rd, e. of Beulah St, s. of Kingstowne & w. of parcels 100-1((1))22, ((6))1, ((8))1, A, ((7)) 1, ((3))3,4; Excludes parcels 100-1((1))16, 19, 20 along Beulah St. **Adopted Plan:** Private recreation with an option for 2-3 du/ac with conditions. **Nominated Plan:** Private recreation with medium to high density res. & commercial uses.

02-IV-1RH: Area n. & w. of Kingstowne, s. of Crestleigh subdivision & w. of Beulah St. **Adopted Plan:** Res. 1-2 du/ac. **NP:** Res. 3-4 du/ac.

2-IV-2RH: 81-4((3))A1, A-H, J-M, R, S; 81-4((3))2C, 10A, 10B, 11, 12, 12A, 12B, 12C in the n.w. quadrant of S. Van Dorn St/Lake Village Dr intersection. **Adopted Plan:** Res. 2-3 du/ac, option for 4-5 du/ac with conditions. **Nominated Plan:** Res. 5-8 du/ac, option for 8-12 du/ac with conditions.

02-IV-3RH: 6331 Steinway St. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Res. 8-12 du/ac.

02-IV-4RH: 6321 Steinway St. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Res. 8-12 du/ac.

02-IV-5RH: 7401 Beulah St. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Res. 8-12 du/ac.

02-IV-6RH: 81-4((3))A1, A-H, J-M, R, S; 81-4((3))2C, 10A, 10B, 11, 12, 12A, 12B, 12C in the n.w. quadrant of S. Van Dorn St/Lake Village Dr intersection. **Adopted Plan:** Res. 2-3 du/ac, option for 4-5 du/ac with conditions. **Nominated Plan:** Res. 2-3 du/ac, option for 8-12 du/ac with conditions.

02-IV-8RH: 7213, 7221, 7301, 7313, 7317 Beulah St; 6324, 6328 Steinway St. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Res. 8-12 du/ac.

02-IV-9RH: Meadowview Swim Club & adjacent parcels on May Blvd. **Adopted Plan:** Private recreation & res. 2-3 du/ac. **Nominated Plan:** Res. 4-5 du/ac.

02-IV-1S: Area n. of Crestleigh Wy, e. of Amberleigh, s. of Hillary St, w. of Beulah St. **Adopted Plan:** Res. 1-2 du/ac. **Nominated Plan:** Res. 5-8 du/ac.

02-IV-2S: Area n. of Loisdale Estates, e. of Shirley Hwy, S. of Franconia-Springfield Metro Station; w. of railroad tracks. **Adopted Plan:** Land Unit D1: Industrial up to .50 FAR, option for mixed use up to .70 FAR; Land Unit D2: Industrial up to .50 FAR, option for res. 16-20 du/ac. **Nominated Plan:** Revise option for industrial, office, retail, & res.

02-IV-5S: 6313, 6319 Windsor Ave; 7200, 7204, 7208, 7214, 7220 Beulah St. **Adopted Plan:** Retail & other; Res. 1-2 du/ac. **Nominated Plan:** Res. 5-8 du/ac.

02-IV-8S: 91-1((1))23C, s.w. quadrant of the Walker La/Beulah St intersection. **Adopted Plan:** Base Plan: res. 3-4 du/ac, options for office or hotel with conditions or office with support retail up to .55 FAR & 110,000 GFA for child care & hotel with conditions. **Nominated Plan:** Res. 3-4 du/ac, with options for office or hotel with conditions or office with support retail up to .55 FAR & 110,000 GFA for office with option for child care center; Increase height limitations.

SPRINGFIELD DISTRICT APR ITEMS

02-II-3F: 4100, 4102, 4104, 4106, 4108 Legato Rd. **Adopted Plan:** Parcel 48: Baseline: office up to .25 FAR; Intermediate: office/mix up to .55 FAR; Overlay: office/mix up to 1.0 FAR; Parcels 45, 46, 47, 49, 50: Institutional use up to .15 FAR. **Nominated Plan:** Baseline: res. 5 du/ac; Intermediate: institutional up to .50 FAR, office/mix up to .55 FAR; Overlay: institutional up to .55 FAR; Office/mix up to 1.0 FAR.

02-III-1BR: 13101 Lee Hwy. **Adopted Plan:** Baseline: res. 1 du/ac; Intermediate: res. 1.5 du/ac; Overlay: res. 2 du/ac. **Nominated Plan:** Retail & other.

02-III-2BR: 12510, 12414, 12518, 12522 Braddock Rd. **Adopted Plan:** Plan text: res. .1-.2 du/ac; Plan map: res. 1-2 du/ac. **Nominated Plan:** Option for res. 1-2 du/ac.

02-III-1P: 6314 Lee Chapel Rd. **Adopted Plan:** Res. 2-3 du/ac. **Nominated Plan:** Res. 5-8 du/ac.

02-III-3P (also in Mt. Vernon): Land zoned R-1 (one dwelling unit per acre) generally w. of Ox Road (Route 123), s. of Hampton Road, e. of Hampton Woods East subdivision & the eastern boundary of Sandy Run Regional Park, & n. of Vulcan Land, Inc. & Fairfax County Water Authority properties; also includes land zoned R-1 generally w. of Ox Road, n. of Hampton Road & land less than an acre in size zoned C-5 (neighborhood retail commercial district) along Ox Road between the Virginia Power easement & Davis Drive; Excludes Hampton Station subdivision, located generally s. of Ox Road near Hampton Station Court. **Adopted Plan:** Res. .1-.2 du/ac or .2-.5 du/ac as shown on Plan map. **Nominated Plan:** Res. 1 du/ac.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 2, 2002**

DECISIONS ONLY: SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB (P/H held on 9/12/02)
RZ-2002-MV-020 - CHRISTOPHER MGMT./TR. ENGLSIDE BAPTIST CHURCH
FDP-2002-MV-020- CHRISTOPHER MGMT./TR. ENGLSIDE BAPTIST CHURCH
SE-2002-MV-022 - TRUSTEES OF ENGLSIDE BAPTIST CHURCH (P/H held 9/19/02)

WITHDRAWAL: APR-02-III-3P – Withdrawal accepted on 9/25/02 (No further action required)

LEE DISTRICT AREA PLANS REVIEW

***MOUNT VERNON
PLANNING DISTRICT
APR-02-IV-11MV***

1. Richard Neel, Nominator
SE Fairfax Development Corp.
8800A Pear Tree Village Ct.
Alexandria, VA 22309

***S02-IV-RH1 - OUT-OF-TURN
PLAN AMENDMENT***

1. Lynne Strobel
Rep. Nominator
Walsh, Colucci, et al.
2200 Clarendon Blvd.
Arlington, VA 22201

3. Robert Lord
6424 Casperson Road
Alexandria, VA 222315

4. Lynne Strobel, Esquire
Rep. Nominator of 1RH
Walsh, Colucci, et al.
2200 Clarendon Blvd.
Arlington, VA 22201

APR-02-IV-12MV

NO SPEAKERS

***SPRINGFIELD AND
ROSE HILL PLANNING
DISTRICTS
APR-02-IV-8S***

1. Bill Shuttleworth
6254 Lewin Drive
Alexandria, VA 22310

5. John Carter, Esquire
Rep. Nominators-3, 4, 5,&8RH
4103 Chain Bridge Road #101
Fairfax, VA 22030

APR-02-IV-13MV

NO SPEAKERS

2. Carson Lee Fifer, Esquire
Rep. Nominator
McGuire, Woods, et al.
1750 Tysons Blvd., #1800
McLean, VA 22102

6. Charles Case
6423 Rockshire Street
Alexandria, VA 22315

APR-02-IV-16MV

NO SPEAKERS

APR-02-IV-2S

NO SPEAKERS

APR-02-IV-27MV

NO SPEAKERS

***APR-02-IV-1S & 5S
APR-02-IV-1, 3, 4,-5 & 8RH***

1. Leah Lamba-Skidmore
Crestleigh HOA
7501 Bulfinch Court
Alexandria, VA 22315

APR-02-IV-9RH

1. Lynne Strobel, Esquire
Rep. Nominator
Walsh, Colucci, et al.
2200 Clarendon Blvd.
Arlington, VA 22201

APR-02-IV-29MV

NO SPEAKERS

APR-02-IV-2RH

APR-02-IV-6RH

APR-02-IV-23MV

1. Laura Boudon
Huntington Grove HOA
2932 Huntington Grove Sq.
Alexandria, VA 22306

2. Inda Stagg, Rep.Nominator
Walsh, Colucci, et al.
2200 Clarendon Blvd.
Arlington, VA 22201

1. Greg Riegler, Esquire
McGuire, Woods, et al.
1750 Tysons Boulevard, #1800
McLean, VA 22102

SPRINGFIELD DISTRICT AREA PLANS REVIEW

***FAIRFAX
PLANNING DISTRICT***

APR-02-II-3F

1. John Farrell, Esquire
McCandlish & Lillard
11350 Random Hills Road
Fairfax, VA 22030

***BULL RUN
PLANNING DISTRICT***

APR-02-III-1BR

1. Ebrahim Babazadeh
13101 Lee Highway
Centreville, VA 20120

APR-02-III-2BR

1. Greg Riegle, Esquire
McGuire, Woods, et al.
1750 Tysons Boulevard, #1800
McLean, VA 22102
2. Doug Doughty
5463 Ashleigh Road
Fairfax, VA 22030

***POHICK
PLANNING DISTRICT***

APR-02-III-1P

1. Terry Lamb
Britford Community Assn.
6352 Tisbury Drive
Burke, VA 22015
2. William Black
6315 Tisbury Drive
Burke, VA 22015
3. Dianne Caron
6313 Tisbury Drive
Burke, VA 22015
4. Robert Lawrence, Esquire
Reed, Smith, et al.
3110 Fairview Park Dr.#1400
Falls Church, VA 22042

**PLANNING COMMISSION
MEETING AGENDA**

Thursday, October 3, 2002

Posted: 9/23/02

Revised: 10/2/02

MEETING CANCELLED

Since all of the public hearings on the pending Area Plans Review nominations have been completed, the Planning Commission will NOT meet on this date.

PLANNING COMMISSION MEETING AGENDA Wednesday, October 9, 2002

Posted: 9/23/02

Revised: 10/9/03

The Planning Commission held mark-up sessions on nominations submitted to amend the Comprehensive Plan for the Braddock, Mason and Springfield Districts. Below is a list of PC actions on the listed nominations scheduled for decision:

MARK-UP SESSION ON APR ITEMS

Braddock District

PC ACTIONS

APR-02-II-2F

Rec. approval of staff/t. force language

Springfield District

APR-02-II-3F

Rec. approval of staff/t. force language

APR-02-III-1BR

Denied request; retained Plan language

APR-02-III-2BR

Rec. approval of PC alternate language

APR-02-III-1P

Rec. approval PC alternate language

Mason District

OTPA-S01-1-A1

Deferred decision indefinitely

APR-02-I-1A

Rec. approval of staff/t. force language

APR-02-I-2A

Rec. approval of staff/t. force language

APR-02-I-3A

Denied request; retained Plan language

APR-02-I-4A

Denied request; retained Plan language

APR-02-I-1B

Deferred decision indefinitely

OTPA-S02-I-B1

Deferred decision indefinitely

OTPA-S02-I-B2

Denied request; retained Plan language

APR-02-I-1J

Denied request; retained Plan language

APR-02-I-1L

Rec. approval of staff/t. force language

APR-02-I-2L

Denied request; retained Plan language

APR-02-II-1F
and

Rec. approval of staff/t. force language

APR-02-II-5F

PLANNING COMMISSION MEETING AGENDA

Thursday, October 10, 2002

Posted: 9/20/02

Revised: 10/2/02; 10/10/02 at 3:30 pm and 4:45 pm

Final Posting: 10/11/02

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, scroll down to the next page or contact the Department of Planning and Zoning staff person listed below at 703-324-1290.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-PR-017	Capital One Bank	Cathy Lewis	Rec. Approval
PCA-81-D-045-3 & SEA-82-D-038-3	Greensboro Center LP (Providence District)	M. Godfrey	Rec. Approval
RZ-2002-LE-014	Little River Dev. Corp.	Mavis Stanfield	D/O to 10/24
RZ/FDP-2001-LE-048	Centex	Leslie Johnson	D/O to 10/24

ITEMS DEFERRED TO FUTURE DATES

RZ-2002-HM-012, SE-2002-HM-014 & CDPA-82-C-056 (H.B.L. Inc.) –D/O to 10/17/02

PCA-84-D-049-5 & FDPA-84-D-049-6 (Tysons II Land Co.) – PH to 1/16/03

SE-2002-DR-008 (Daniel Burke) – PH to 10/24/02

RZ/FDP-2002-SP-006 (Zia Hassan) – PH to 11/20/02

**PLANNING COMMISSION AGENDA
THURSDAY, OCTOBER 10, 2002**

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.

SE-2002-DR-008 - DANIEL P. BURKE - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 10106 Georgetown Pi. on approx. 1.20 ac. of land zoned R-1. Tax Map 12-2 ((1)) 15. DRANESVILLE DISTRICT.

RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES -Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.36 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Telegraph Rd., approx. 200 ft. S.W. of the intersection of Telegraph Rd. and Old Telegraph Rd. on approx. 9.31 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 100-1 ((1)) 22; 100-1 ((6)) 1 and 100-1 ((8)) 1. LEE DISTRICT.

RZ-2002-LE-014 - LITTLE RIVER DEVELOPMENT CORPORATION - Appl. to rezone from R-2 and HC to R-12 and HC to permit residential development at a density of 7.6 dwelling units per acre (du/ac). Located on the N. side of Holly Hill Rd., approx. 500 ft. W. of its intersection with Richmond Hwy. on approx. 8.87 ac. of land. Comp. Plan Rec: 5-12 du/ac. Tax Map 92-4 ((1)) 28 – 32, 35, 36 and 39. LEE DISTRICT.

SE-2002-PR-017 - CAPITAL ONE BANK - Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located in the N.E. quadrant of I-495 and Route 123 on approx. 26.71 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A2. PROVIDENCE DISTRICT.

PCA-84-D-049-5/FDPA-84-D-049-6 - TYSONS II LAND COMPANY, L.L.C. - Appls. to amend the proffers and final development plan for RZ-84-D-049 to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.40. Located N. of Chain Bridge Rd. and E. of International Dr. on approx. 57.44 ac. of land zoned PDC, HC and SC. Comp. Plan Rec: Mixed use. Tax Map 29-4 ((10)) B, 2A1, 2A2, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 5A, 5B, 5C and 6. PROVIDENCE DISTRICT.

PCA-81-D-045-3 - GREENSBORO CENTER L.P. - Appl. to amend the proffers for RZ-81-D-045 previously approved for office use to permit additional square footage to an existing office to accommodate a child care center with an overall Floor Area Ratio (FAR) of 1.33. Located in the S.W. quadrant of the intersection of Spring Hill Rd. and Greensboro Dr. on approx. 7.40 ac. of land zoned C-4 and HC. Comp. Plan Rec: Office. Tax Map 29-3 ((1)) 63C. (Concurrent with SEA-82-D-038-3.) PROVIDENCE DISTRICT.

SEA-82-D-038-3 - GREENSBORO CENTER L.P. - Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE-82-D-038 previously approved for increase in building height to permit addition of square footage to an existing office. Located at 8401 and 8405 Greensboro Dr. on approx. 7.40 ac. of land zoned C-4 and HC. Tax Map 29-3 ((1)) 63C. (Concurrent with PCA- 81-D-045-3.) PROVIDENCE DISTRICT.

RZ-2002-SP-006/FDP-2002-SP-006 - ZIA U. HASSAN - Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.5 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of Moore Rd., approx. 150 ft. E. of its intersection with Willow Valley Rd. on approx. 4.79 ac. of land. Comp. Plan Rec: Fairfax Center Area: 1.5 du/ac at the intermediate level. Tax Map 55-3 ((1)) 38. SPRINGFIELD DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 10, 2002**

*Posted: 10/10/02
Revised: 10/10/02 at 4:45 pm
Final Posting: 10/11/02*

DEFERRALS: PCA-84-D-049-5/FDPA-84-D-049-6 - TYSONS II LAND CO. - PH to 1/16/03
 RZ-2002-HM-012, PCA-82-C-056 & SE-2002-HM-014 - H.B.L. INC. - DO to 10/17/02 (PH was 9/19/02)
 RZ-2002-SP-006/FDP-2002-SP-006 - ZIA U. HASSAN – PH to 11/20/02

RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES

No speakers

PCA-81-D-045-3 - GREENSBORO CENTER L.P. (Providence)

SEA-82-D-038-3 - GREENSBORO CENTER L.P. (Providence)

No speakers

RZ-2002-LE-014 - LITTLE RIVER DEVELOPMENT CORP.

1. Eugene Windchy
3425 Spring Drive
Alexandria, VA 22306

SE-2002-PR-017 - CAPITAL ONE BANK

No speakers

**PLANNING COMMISSION
MEETING AGENDA**
Wednesday, October 16, 2002

*Posted: 9/23/02
Revised: 10/16/02*

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, scroll down to the next page or contact the Department of Planning and Zoning staff person listed below at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-PR-016	Saintsbury, LLC	Cathy Lewis	Decision to 10/17/02
OTPA S02-III-UP1	Sully District Plan Amendment	Alison Kriviskey	Rec. approval
OTPA S02-III-BR1	Sully District Plan Amendment	Alison Kriviskey	Decision to 11/20/02

ITEMS DEFERRED TO FUTURE HEARING DATES

SEA-88-V-064-4 & 2232-V02-16	Progreso Hispano	Cathy Lewis	Deferred to 10/24/02
PCA-78-S-063-3	Westfields Corporate Center	Tracy Swagler	Deferred to 11/6/02
2232-P01-29	Verizon	Will Hagan	Deferred to 11/6/02

**PLANNING COMMISSION AGENDA
WEDNESDAY, OCTOBER 16, 2002**

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.

SEA-88-V-064-4 - PROGRESO HISPANO - Appl. under Sects. 3-204 and 4-804 of the Zoning Ordinance to amend SE-88-V-064 previously approved for alternate use of a public facility to permit an additional alternate use within an existing building. Located at 4100 Mohawk La. and 8333 Richmond Hwy. on approx. 22.61 ac. of land zoned R-2, C-8 and HC. Tax Map 101-4 ((1)) 5A, 57; 101-4 ((7)) 1-10, 39-41; 101-4 ((8)) (E) 1-6. (Concurrent with 2232-V02-16.) MT. VERNON DISTRICT.

2232-V02-16 - PROGRESO HISPANO - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit an additional alternate use of a public facility. Located at 4100 Mohawk La. and 8333 Richmond Hwy. on approx. 22.61 ac. of land zoned R-2, C-8 and HC. Tax Map 101-4 ((1)) 5A, 57; 101-4 ((7)) 1-10, 39-41; 101-4 ((8)) (E) 1-6. (Concurrent with SEA-88-V-064-4.) MT. VERNON DISTRICT.

SE-2002-PR-016 - SAINTSBURY, L.L.C. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit housing for the elderly. Located at 9605, 9609 and 9615 Sainbury Dr. on approx. 4.75 ac. of land zoned R-1. Tax Map 48-1 ((1)) 92 pt., 93 pt., 95, 145 and 48-3 ((1)) 54A pt. PROVIDENCE DISTRICT.

PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES, L.P. - Appl. to amend the proffers concerning road phasing for RZ-78-S-063 to permit office development with an overall Floor Area Ratio (FAR) of 0.50. Located N. and S. of the intersection of Westfields Blvd., Sully Rd. and Stonecroft Blvd. on approx. 248.78 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed use. Tax Map 44-1 ((1)) 6; 44-1 ((4)) 35; 44-3 ((1)) 10A, 15; 44-3 ((6)) 7, 14E and 21F. SULLY DISTRICT.

OUT-OF-TURN PLAN AMENDMENT S02-III-UP1 - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the Code of Virginia, Title 15.2, Chapter 22. concerning approx. 17 ac. bounded by Armfield Farms to the north and Chantilly Green to the south (Tax Map 34-2((1)) 18; 34-4 ((1)) 4, 5, 6; 34-4 ((2)) 1-12; 34-4 ((3)) 1-12). The area is planned for residential use at 3-4 dwelling units per acre, with an option for 5-8 du/ac with conditions. The Plan Amendment will review the adopted Plan recommendations, including the request to delete the consolidation requirement as a condition for the option. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT.

OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 - to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning Chantilly Crossing, bounded by Rt 50, Lee Road, & Rt 28 (Tax Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 27, 28, 29, 33 and 33A). The subject property is in Land Unit I, Dulles Suburban Center, which is planned for light industrial and industrial/flex uses; option for hotel and/or mix of office and industrial/flex uses; and option for the parcels cited above for retail, restaurant and/or recreational facilities with retail restricted to the area south of the Environmental Quality Corridor (EQC), with conditions. The Plan Amendment will consider a request to remove the restriction on retail use north of the EQC. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 16, 2002**

DEFERRALS: SEA-88-V-064-4 - PROGRESO HISPANO - P/H to 10/24/02
2232-V02-16 - PROGRESO HISPANO " "
PCA-78-S-063-3 - WESTFIELDS CORPORATE CENTER - P/H to 11/6/02

SE-2002-PR-016 - SAINTSBURY, LLC

NO SPEAKERS

S02-III-UP1 - OUT-OF-TURN PLAN AMENDMENT (Sully District)

- | | |
|--|--|
| 1. Manouchehr Ahmadinabi
13828 Rembrandt Way
Chantilly, VA 20151 | 5. John Jelinski
4507 Briarton Drive
Chantilly, VA 20151 |
| 2. Richard J. Ward, Jr.
3612 Windmoor Court
Chantilly, VA 20151 | 6. Malessa Seiler
13722 Rosetree Court
Chantilly, VA 20151 |
| 3. Elena Marty
13706 Rosetree Court
Chantilly, VA 20151 | 7. Cullen Tilman
3735 Louise Avenue
Chantilly, VA 20151 |
| 4. Laurie Mosier
13754 Lowe Street
Chantilly, VA 20151 | 8. Sarah McWhirter
13774 Lowe Street
Chantilly, VA 20151 |

S02-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Sully District)

1. Elizabeth Baker
Walsh, Colucci, et al.
2200 Clarendon Boulevard
Arlington, VA 22201

PLANNING COMMISSION MEETING AGENDA Thursday, October 17, 2002

Posted: 9/23/02
Revised: 10/16/02, 10/17/02

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, scroll down to the next page or contact the Department of Planning and Zoning staff person listed below at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

SE-2002-MA-013 (Abdulelah Al-Keliddar) – PH was 9/11/02 – *D/O deferred to 10/24/02*
RZ-2002-HM-012, SE-2002-HM-014 & CDPA-82-C-056 (H.B.L. Inc.) –PH was 9/19/02 – *Rec. Denial*
SE-2002-PR-016 (Saintsbury, LLC) – PH was 10/16/02 – *Rec. Approval*

ADMINISTRATIVE ITEMS:

Architectural Renderings for Redwood Square Center per PCA-76-S-003-2 (Sully) – *Approved*

FEATURES SHOWN:

FS-Y02-20 - Terimeter Wireless, 5856 Old Centreville Road (Sully) – *Approved*

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-DR-007 & PCA-C-667	Bank of America	Peter Braham	<i>Rec. Approval</i>
RZ-2002-LE-005	Susan Wise Clay	Cathy Lewis	<i>D/O def. to 11/7/02</i>
SE-2002-MA-019	Campbell & Ferrara Nurseries	Tracy Swagler	<i>D/O def. to 10/24/02</i>
RZ-2001-SU-055	Jagdish Berry	Fran Burnszynski	<i>Rec. Approval</i>

ITEMS DEFERRED TO FUTURE HEARING DATES

RZ-1999-SU-071 & PCA-78-C-079	Badreddin Plaseied	Tracy Swagler	<i>PH to 11/7/02</i>
SE-2002-DR-012	Betty M. Meadows	Tracy Swagler	<i>PH to 11/7/02</i>
RZ/FDP-2002-HM-009	Bradford White & Associates	Fran Burnszynski	<i>PH to 12/11/02</i>

**PLANNING COMMISSION AGENDA
THURSDAY, OCTOBER 17, 2002**

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.

SE-2002-DR-007 - BANK OF AMERICA - Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and waivers and modifications in a Commercial Revitalization District. Located at 1369 Chain Bridge Rd. on approx. 42,471 sq. ft. of land zoned C-2, HC, SC and CRD. Tax Map 30-2 ((1)) 50B. (Concurrent with PCA-C-667.) DRANESVILLE DISTRICT.

PCA-C-667 - BANK OF AMERICA - Appl. to amend the proffers for RZ C-667 to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.10. Located in the S.E. quadrant of the intersection of Chain Bridge Rd. and Brawner St. on approx. 42,471 sq. ft. of land zoned C-2, HC, SC and CRD. Comp. Plan Rec: Retail and other. Tax Map 30-2 ((1)) 50B. (Concurrent with SE-2002-DR-007.) DRANESVILLE DISTRICT.

SE-2002-DR-012 - BETTY M. MEADOWS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Tax Map 11-2 ((1)) 22C. DRANESVILLE DISTRICT.

RZ-2002-HM-009/FDP 2002-HM-009 - BRADFORD WHITE & ASSOCIATES, LC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.58 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of West Ox Rd. opposite the terminus of Gatepost La. on approx. 4.43 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 35-2 ((1)) 7. HUNTER MILL DISTRICT.

RZ-2002-LE-005 - SUSAN WISE CLAY, (FORMERLY SUSAN C. BECK) - Appl. to rezone from R-2, C-8, HC and CRD to C-8, HC and CRD to permit commercial uses including a contractor's office and shop and waiver of minimum lot width with an overall Floor Area Ratio (FAR) of 0.50. Located on the N. side of Richmond Hwy., approx. 500 ft. N. of its intersection with Martha St. on approx. 1.23 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 101-4 ((1)) 11A and 12. LEE DISTRICT.

SE-2002-MA-013 - ABDULELAH AL-KELIDDAR - Appl. under Sects. 4-504, 7-607 and 9-610 of the Zoning Ordinance to permit a service station/mini-mart and a waiver of the minimum lot size in a Highway Corridor Overlay District. Located at 6401 Columbia Pi. on approx. 32,696 sq. ft. of land zoned C-5 and HC. Tax Map 61-3 ((3)) 1. MASON DISTRICT.

SE-2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC. - Appl. under Sects. 3-204 of the Zoning Ordinance to permit a plant nursery. Located at 6651 Little River Tnpk. on approx. 8.13 ac. of land zoned R-2 and HC. Tax Map 71-2 ((1)) 36 and 71-2 ((10)) 17A. MASON DISTRICT.

RZ-2001-SU-055 - JAGDISH BERRY - Appl. to rezone from R-1 and WS to R-3 and WS to permit residential development at a density of 2.1 dwelling units per acre (du/ac). Located on the E. side of Centreville Rd., approx. 300 ft. S. of Darkwood Dr. on approx. 2.37 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 65-1 ((1)) 39. SULLY DISTRICT.

RZ-1999-SU-071 - BADREDDIN PLASEIED - Appl. to rezone from R-1 and WS to R-3 and WS to permit residential development at a density of 3.0 dwelling units per acre (du/ac). Located on the N. side of Ox Hill Rd., approx. 250 ft. W. of West Ox Rd. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 46-3 ((1)) 2A. (Concurrent with PCA-78-C-079-2.) SULLY DISTRICT.

PCA-78-C-079-2 - BADREDDIN PLASEIED - Appl. to amend the proffers for RZ-78-C-079 to permit public road dedication with no attributable density. Located in the N.W. quadrant of the intersection of West Ox Rd. and Ox Hill Rd. on approx. 28,154 sq. ft. of land zoned R-3 and WS. Comp. Plan Rec: 2-3 du/ac. Tax Map 46-3 ((9)) E. (Concurrent w/RZ-1999-SU-071.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 17, 2002**

*Posted: 10/17/02 at 3:30 pm
Revised: 10/18/02 at 9:00 am*

DECISIONS ONLY:

SE-2002-MA-013 - ABDULELAH AL-KELIDDAR (PH was on 9/11/02) – Deferred to 10/24/02
RZ-2002-HM-012, PCA-82-C-056 & SE-2002-HM-014 - H.B.L. INC. - (PH was 9/19/02) – Rec. Denial
SE-2002-PR-016 - SAINTSBURY, LLC (PH was on 10/16/02) – Rec. Approval

DEFERRALS:

SE-2002-DR-012 - BETTY MEADOWS - PH to 11/7/02
RZ/FDP-2002-HM-009 - BRADFORD WHITE & ASSOCIATES, LC - PH to 12/11/02
RZ-1999-SU-071 & PCA-78-C-079-2 - BADREDDIN PLASEIED - PH to 11/7/02

ADMINISTRATIVE ITEMS:

Architectural Renderings for Redwood Square Center per PCA-76-S-003-2 (Sully) – Approved

FEATURES SHOWN:

FS-Y02-20 - Terimeter Wireless, 5856 Old Centreville Road (Sully) – Approved

PUBLIC HEARINGS

[SE-2002-DR-007 - BANK OF AMERICA & PCA-C-667 - BANK OF AMERICA](#)

No speakers

[RZ-2002-LE-005 - SUSAN WISE CLAY \(FORMERLY SUSAN C. BECK\)](#)

No speakers

[SE-2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC.](#)

No speakers

[RZ-2001-SU-055 - JAGDISH BERRY](#)

John Nozary
6446 La Petite Place
Centreville, VA 20121

PLANNING COMMISSION MEETING AGENDA Wednesday, October 23, 2002

*Posted: 10/4/02
Revised: 10/23/02*

Below is a list of the items scheduled for decision by the Planning Commission on this date. For more information on an application, including location and description, contact the Department of Planning and Zoning at 703-324-1380.

ITEMS SCHEDULED FOR PUBLIC HEARING

None

ITEMS SCHEDULED FOR DECISION ONLY

20 Lee District APR Items

<u>Items</u>	<u>PC Action</u>
APR-02-IV-11MV	Approve staff & task force alt.
APR-02-IV-12MV	Approve staff & task force alt.
APR-02-IV-13MV	Approve staff & task force alt.
APR-02-IV-16MV	Approve staff alternative
APR-02-IV-27MV	Approve PC alternative
APR-02-IV-29MV	Deny
APR-02-IV-23MV	Approve staff & task force alt.
OTPA-S02-IV-RH1	Rec. denial to BOS
APR-02-IV-2RH	Deny
APR-02-IV- 6RH	Approve staff & task force alt.
APR-02-IV-9RH	Approve staff & task force alt.
APR-02-IV-1RH	Approve staff & task force alt.
APR-02-IV-3RH	Deny & retain current Plan
APR-02-IV-4RH	Deny & retain current Plan
APR-02-IV-5RH	Deny & retain current Plan
APR-02-IV-8RH	Deny & retain current Plan
APR-02-IV-1S	Deny & retain current Plan
APR-02-IV-2S	Approve staff & task force rec.
APR-02-IV-5S	Approve PC alternative
APR-02-IV-8S	Approve task force alternative

33 Mt. Vernon District APR Items

<u>Items</u>	<u>PC Action</u>
APR-02-IV-2P	Deny and retain current Plan
<i>Three combined items</i> APR-02-IV-1LP APR-02-IV-6LP APR-02-IV-8LP	Deny Approve staff alternative Approve staff alternative
<i>Three combined items</i> APR-02-IV-2LP APR-02-IV-7LP APR-02-IV-10LP	Deny Approve task force alternative Deny
APR-02-IV-3LP APR-02-IV-4LP APR-02-IV-5LP APR-02-IV-9LP APR-02-IV-11LP	Approve task force rec. Approve staff & task force rec. App. modified task force alt. Approve PC alternative Approve as submitted
APR-02-IV-1MV APR-02-IV-2MV APR-02-IV-4MV APR-02-IV-6MV APR-02-IV-7MV APR-02-IV-8MV APR-02-IV-10MV	Deny and retain current Plan Deny and retain current Plan Defer decision to 11/13/02 Deny and retain current Plan Approve staff alternative Approve PC alternative Approve staff and task force rec.
<i>Five combined items</i> APR-02-IV-14MV APR-02-IV-24MV APR-02-IV-25MV APR-02-IV-26MV APR-02-IV-28MV	Deny Deny Approve task force modific. Approve task force modific. Approve task force modific.
APR-02-IV-15MV & 17MV	Deny & retain current Plan
APR-02-IV-18MV & APR-02-IV-19MV	Approve PC alternative Approve PC alternative
APR-02-IV-20MV & 21MV	Approve task force rec.
APR-02-IV-22MV	Approve staff and task force alt.
APR-02-IV-4S	Approve PC alternative
APR-02-IV-6S	Approve PC alternative

AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 23, 2002

NO PUBLIC HEARINGS

AREA PLANS REVIEW MARKUP

***NOTE: The alternatives approved may be the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof.**

MOUNT VERNON DISTRICT

LEE DISTRICT

- | | | |
|---|--|--|
| APR-02-III-2P- Denied | APR-02-IV-1MV- Denied | APR-02-IV-11MV- App. alternative* |
| APR-02-IV-1LP- Denied | APR-02-IV-2MV- Denied | APR-02-IV-12MV- App. alternative* |
| APR-02-IV-6LP- App. alternative* | APR-02-IV-4MV- D/O to 11/13/02 | APR-02-IV-13MV- App. alternative* |
| APR-02-IV-8LP- App. alternative* | APR-02-IV-6MV- Denied | APR-02-IV-16MV- App. alternative* |
| APR-02-IV-2LP- Denied | APR-02-IV-7MV- App. alternative* | APR-02-IV-27MV- App. alternative* |
| APR-02-IV-7LP- App. alternative* | APR-02-IV-8MV- App. alternative* | APR-02-IV-29MV- Denied |
| APR-02-IV-10LP- Denied | APR-02-IV-10MV- App. as submitted | APR-02-IV-23MV- App. alternative* |
| APR-02-IV-3LP- App. alternative* | APR-02-IV-14MV- Denied | S02-IV-RH1- Recommend denial |
| APR-02-IV-4LP- App. alternative* | APR-02-IV-24MV- Denied | APR-02-IV-2RH- Denied |
| APR-02-IV-5LP- App. alternative* | APR-02-IV-25MV- App. alternative* | APR-02-IV-6RH- App. alternative* |
| APR-02-IV-9LP- App. alternative* | APR-02-IV-26MV- App. alternative* | APR-02-IV-9RH- App. alternative* |
| APR-02-IV-11LP- App.as submitted | APR-02-IV-28MV- App. alternative* | APR-02-IV-1RH- App. alternative* |
| | APR-02-IV-15MV- Denied | APR-02-IV-3RH- Denied |
| | APR-02-IV-17MV- Denied | APR-02-IV-4RH- Denied |
| | APR-02-IV-18MV- App. alternative* | APR-02-IV-5RH- Denied |
| | APR-02-IV-19MV- App. alternative* | APR-02-IV-8RH- Denied |
| | APR-02-IV-20MV- App. alternative* | APR-02-IV-1S- Denied |
| | APR-02-IV-21MV- App. alternative* | APR-02-IV-2S - App. alternative* |
| | APR-02-IV-22MV- App. alternative* | APR-02-IV-5S- App. alternative* |
| | APR-02-IV-4S- App. alternative* | APR-02-IV-8S- App. alternative* |
| | APR-02-IV-6S- App. alternative* | |

**PLANNING COMMISSION
MEETING AGENDA
Thursday, October 24, 2002**

*Posted: 10/4/02
Revised: 10/24/02, 10/25/02*

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, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

RZ-2002-LE-014	Little River Development Corp.	PH was 10/10/02	Rec. Approval
RZ/FDP-2001-LE-048	Centex Homes	PH was 10/10/02	Rec. Approval
SE-2002-MA-013	Abdulelah Al-Keliddar	PH was 9/11/02	Def. D/O to indef.
SE-2002-MA-019	Campbell & Ferrara Nurseries, Inc.	PH was 10/17/02	Rec. Approval

ITEMS DEFERRED TO FUTURE HEARING DATES

RZ-2002-MV-027	Jagdish Berry	F. Burnszynski	PH def. to 11/21/02
SEA-97-D-020 & 2232-L01-30	Verizon	M. Stanfield	PH def. to 12/12/02

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V02-9	Milestone & Sprint	D. Jillson	Def. D/O to 11/13/02
PCA-86-L-027	Tavares LP	C. Lewis	Rec. Approval
RZ-2002-LE-010 & 2232-L01-30	Verizon	M. Stanfield	Rec. Approval
RZ-2001-PR-053 & SE-2002-PR-018	Jefferson Investment Group	P. Br aham	Rec. Approval
SE-2002-DR-008 (fr. 10/10/02)	Daniel Burke	T. Swagler	Def. D/O to 11/7/02
SEA-88-V-064 & 2232-V02-10	Progresso Hispano	C. Lewis	Rec. Approval

**PLANNING COMMISSION AGENDA
THURSDAY, OCTOBER 24, 2002**

Dranesville District Items

- **SE-2002-DR-008 - DANIEL P. BURKE** - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 10106 Georgetown Pi. on approx. 1.20 ac. of land zoned R-1. Tax Map 12-2 ((1)) 15.

Lee District Items

- **PCA-86-L-027 - TAVARES FAMILY LIMITED PARTNERSHIP** - Appl. to amend the proffers for RZ-86-L-027 previously approved for industrial use to permit site modifications with an overall Floor Area Ratio (FAR) of 0.25. Located on the E. side of Cinder Bed Rd., approx. 1,400 ft. N. of its intersection with Hill Park Dr. on approx. 21,782 sq. ft. of land zoned I-4. Comp. Plan Rec: Industrial use. Tax Map 99-2 ((1)) 21.
- **RZ-2002-LE-010 - VERIZON VIRGINIA, INC.** - Appl. to rezone from R-1, C-5 and HC to C-3 and HC to permit expansion of an existing telecommunications facility (switching station) with an overall Floor Area Ratio (FAR) of 0.58. Located on the W. side of Grovedale Rd., approx. 500 ft. S. of its intersection with Franconia Rd. on approx. 2.0 ac. of land. Comp. Plan Rec: Office. Tax Map 81-3 ((5)) 9. (Concurrent with 2232-L01-30.)

2232-L01-30 - VERIZON VIRGINIA, INC. - Appl. under Sect. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit expansion of an existing telecommunications facility (switching station). Located at 6316 Grovedale Rd. on approx. 2.0 ac. of land zoned C-3 and HC. Tax Map 81-3 ((5)) 9. (Concurrent with RZ-2002-LE-010.)

Mt. Vernon District Items

- **2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRING PCS** - Appl. to construct a telecommunications facility, consisting of a 120-ft. tall monopole, panel antennas, and equipment cabinets, at Sandburg Middle School, located at 8428 Fort Hunt Rd., Alexandria. The proposed monopole will be located on the south side of the existing football field, and also will serve as one of the light poles for the football field. Tax Map 102-4 ((1)) 44.
- **RZ-2002-MV-027 - JAGDISH BERRY** - Appl. to rezone from R-8 to R-8 to permit residential development at a density of 6.17 dwelling units per acre (du/ac) and waiver of the minimum district size. Located in the S.W. quadrant of the intersection of Edinburgh Dr. and Lake Pleasant Dr. on approx. 1.62 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 98-2((8))G.

Providence District Items

- **RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP, INC.** - Appl. to rezone from R-1 to C-2 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.23. Located on the S.W. side of Gallows Rd. at the terminus of Old Gallows Rd. on approx. 35,345 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2 ((1)) 18. (Concurrent with SE-2002-PR-018.)

SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP, INC. - Appl. under Sect. 4-204 of the Zoning Ordinance to permit a drive-in bank. Located at 2000 Gallows Rd. on approx. 35,345 sq. ft. of land zoned C-2. Tax Map 39-2 ((1)) 18. (Concurrent with RZ 2001-PR-053.)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 24, 2002**

*Posted: 10/24/02 at 3:30 pm
Finalized: 10/25/02*

DECISIONS ONLY:

- | | |
|--|-----------------|
| RZ-2001-LE-048/FDP-2001-LE-048 - CENTEX HOMES (PH on 10/10/02) | Rec. Approval |
| RZ-2002-LE-014 - LITTLE RIVER DEVELOPMENT CORP. (PH on 10/10/02) | Rec. Approval |
| SE-2002-MA-013 - ABDULELAH AL-KELIDDAR (PH held on 9/11/02) | D/O def. indef. |
| SE-2002-MA-019 - CAMPBELL & FERRARA NURSERIES (PH on 9/17/02) | Rec. Approval |

PUBLIC HEARINGS

RZ-2001-PR-053 - JEFFERSON INVESTMENT GRP INC.
SE-2002-PR-018 - JEFFERSON INVESTMENT GRP INC.

1. Paul Smetman
8131 Boss Street
Vienna, VA 22182

SEA-88-V-064-4 - PROGRESO HISPANO
2232-V02-16 - PROGRESO HISPANO

1. Queenie Cox
Mount Vernon Council of Citizens Association
2920 Douglas Street
Alexandria, VA 22306

PCA-86-L-027 - TAVARES FAMILY LIMITED PARTNERSHIP
No speakers

RZ-2002-LE-010 - VERIZON VIRGINIA, INC. &
2232-L01-30 - VERIZON VIRGINIA, INC.

1. Linda Shiles
6102 Franconia Commons Court
Alexandria, VA 2310

2232-V02-9 - MILESTONE COMMUNICATIONS//SPRINT PCS

1. Donna Pasteur, Principal
Carl Sandburg Middle School
8428 Fort Hunt Road
Alexandria, VA 22308
2. Wendy Eaton, Assistant Principal
Carl Sandburg Middle School
8428 Fort Hunt Road
Alexandria, VA 22308
3. Mark Fratrik
8616 Camden Street
Alexandria, VA 22308

SE-2002-DR-008 - DANIEL P. BURKE

1. Andy Somerville
760 Applewood Lane
Great Falls, VA 22066
2. John Schwab
762 Applewood Lane
Great Falls, VA 22066
3. Kenneth Hersey
11254 English Mill Drive
Great Falls, VA 22066
4. Hubert Deaton
Great Falls United Methodist Church
907 Holly Blossom Court
Great Falls, VA 22066
5. Kenneth Tondreau
756 Applewood Lane
Great Falls, VA 22066
6. Joe Duffas
758 Applewood Lane
Great Falls, VA 22066
7. Carolyn See
10618 Cavalcade Street
Great Fall, VA 22066
8. John Ulfelder
Great Falls Citizens Association
9151 Old Dominion Drive
McLean, VA 22102
9. Judy Hersey
11254 English Mill Drive
Great Falls, VA 22066
10. Doug Natal
729 Forest Park Road
Great Falls, VA 22066

**PLANNING COMMISSION AGENDA
WEDNESDAY, OCTOBER 30, 2002**

7:30 p.m. The Policy and Procedures Committee will hold a discussion with staff in the Board Conference Room on implementation procedures for the newly-revised development criteria that will become effective in January 2003.

REGULAR MEETING CANCELLED – ZOA Deferred to November 13, 2002

ZONING ORDINANCE AMENDMENT - Appl. to amend Chapter 112 to establish a new special exception use of a private athletic training/administrative facility in conjunction with a public use in the R-C District.