

# October 2006

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

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	5 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	6	7
8	9	10	11 <b>Planning Commission Meeting</b> <b>Cancelled</b>  <a href="#">View Agenda</a>	12 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	13	14
15	16	17	18 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	19 <b>Planning Commission Meeting</b> <b>Cancelled</b>  <a href="#">View Agenda</a>	20	21
22	23	24	25 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	26 <b>Planning Commission Meeting</b>  <a href="#">View Agenda</a>  <a href="#">View Speakers List</a>	27	28
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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

## AGENDA ACTIONS

Wednesday, October 4, 2006

Posted: 5/19/06  
Revised: 10/5/06

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

Below is a list of the actions taken by the Planning Commission on items scheduled for public hearing and/or decision by the Planning Commission on October 4, 2006. For more information on an application, including location and description, scroll to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 97-D-002 (Dranesville)	Charles Jenkins	J. Papp	<b>Recommend approval</b>
FDPA 82-P-069-5-2 (Springfield)	RCV Real Estate, L.C	C. Lee	<b>Recommend approval</b>
AR 86-S-002-02 (Springfield)	M.A. Properties	J. Papp	<b>Recommend approval</b>
SE 2006-SU-003 (Sully)	PNC Bank, N.A.	J. D. Moss	<b>P/H deferred indefinitely</b> (P/H from 6/14/06)
FDPA 78-C-118-16 (Sully)	PNC Bank, N.A.	B. O'Donnell	<b>Recommend approval</b>

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AF 2006-DR-001 (Dranesville)	John and Barbara Whitney	J. Papp	P/H to 11/16/06
S06-IV-LP1 (Mount Vernon)	Out of Turn Plan Amendment (Lorton Center)	D. Albert	PH to 10/25/06
AF 2006-SP-002 (Springfield)	George and Susan Schultz	J. Papp	P/H to 11/16/06
RZ 2006-SU-007, FDP 2006-SU-007 & PCA 75-2-016-3 (Sully)	LPC Commercial Services, Inc.	J. D. Moss	P/H to 10/11/06 (P/H from 7/19/06)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, OCTOBER 4, 2006**

- 7:00 p.m.** The Transit-Oriented Development Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to continue discussions on transit-oriented development policies, including proposed guidelines.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Dranesville District**

**AR 97-D-002 - CHARLES E. JENKINS, TRUSTEES** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 10509 Beach Mill Rd. on approx. 21.4 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 3-4 ((1)) 44Z, 45Z, and 46Z.

**Springfield District**

**AR 89-S-002-02 - MA PROPERTIES** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the E. side of Union Mill Rd. approx. 600 ft. S. of its intersection with Compton Rd. on approx. 68.1 ac. of land zoned R-C. A&F District Advisory Committee Rec.: Approve. Tax Map 74-2 ((1)) 14Z and 75-1 ((1)) 11Z.

**FDPA 82-P-069-05-02 - RCV REAL ESTATE LC** - Appl. to amend the final development plan for RZ 82-P-069 previously approved for mixed use development to permit a change in residential unit type from multi-family to townhouses. Located in the N.W. quadrant of the intersection of Fair Lakes Pkwy. and West Ox Rd. on approx. 20.9 ac. of land zoned PDC and WS. Tax Map 56-1 ((8)) 2.

**Sully District**

**FDPA 78-C-118-16 - PNC BANK, NA** - Appl. to amend the final development plan for FDP 78-C-118 previously approved for mixed use development to permit a drive-in bank. Located in the N.E. quadrant of the intersection of Franklin Farm Rd. and Stone Heather Dr. (within the Franklin Farm Village Ctr.) on approx. 35,895 sq. ft. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (22) 2B.

**SE 2006-SU-003 - PNC BANK, NA** - Appl. under Sects. 7-607 and 9-610 of the Zoning Ordinance to permit a drive-in bank and a waiver of minimum lot size and lot width requirements. Located at 13900 Lee Hwy. and 13911 Braddock Rd. on approx. 27,053 sq. ft. of land zoned C-8, HC, and SC. Tax Map 54-4 ((1)) 30 pt., 53A and a portion of Braddock Rd. 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 Braddock Rd. to proceed under Section 33.1-151 of the Code of Virginia.)

Posted 10/4/06  
Revised 10/5/06

**SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, October 4, 2006**

FDPA 78-C-118-16 - PNC BANK, NA (Sully District)

*NO SPEAKERS*

FDPA 82-P-069-5-2 - RCV REAL ESTATE LC (Springfield District)

*NO SPEAKERS*

AR 89-S-002-02 - MA PROPERTIES (Springfield District)

*NO SPEAKERS*

AR 97-D-002 - CHARLES E. JENKINS, TRUSTEES (Dranesville District)

*NO SPEAKERS*

# FAIRFAX COUNTY PLANNING COMMISSION

## AGENDA ACTIONS

Thursday, October 5, 2006

Posted: 5/5/06  
Revised: 10/6/06

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

Below is a list of the actions taken by the Planning Commission on the items scheduled for P/H and/or D/O on this date. For more information on an application, including location and description, scroll to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE ACTIONS

<u>Application</u>	<u>Applicant &amp; Location</u>	<u>PC Action</u>
FS-V06-52 (Mount Vernon)	T-Mobile at 2006 Belle View Boulevard	<b>Approved</b>
FS-S06-58 (Springfield)	Mobile Media National at 6401 Ox Road	<b>Approved</b>

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-B06-1 (Braddock)	T-Mobile Northeast LLC (NVCC)	D. Marshall	<b>Denied</b> (P/H from 7/20 & 9/28/06)
PCA 82-L-087-2 (Lee)	Willow Creek Community Association	J. Thompson	<b>Rec. Approval</b> (P/H from 9/28/06)
RZ/FDP 2004-PR-044 (Providence)	Wilmorite Management LLC (Tysons Corner Center)	P. Braham	<b>Defer D/O to 11/2/06</b> (Moved from 7/27/06)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendment (Countywide)	Low Impact Development	J. Freidman (Commissioner Alcorn)	<b>P/H to 10/25/06</b> (P/H from 7/20/06)
RZ 2005-DR-034 (Dranesville)	John C. Managanello, Agent for Kathryn Kleeb Trust	S. Williams	<b>P/H to 10/12/06</b> (P/H from 7/20/06)
RZ 2006-HM-004 (Hunter Mill)	Daniel McKinnon	A. Hushour	<b>P/H to 10/12/06</b> (P/H from 6/14/06)
RZ 2006-LE-009 (Lee)	S&R Land Development LLC	P. Braham	<b>P/H to 10/12/06</b> (P/H from 7/27/06)
CSPA 84-L-020 (Lee)	Kingstowne Office K, LP	S. Williams	<b>P/H to 9/14/06</b>
SEA 80-L-061 (Mount Vernon)	Furnace Associates, Inc.	C. Lewis	<b>P/H to 10/12/06</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, OCTOBER 5, 2006**

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

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Braddock District**

**2232-B06-1 - T-MOBILE NORTHEAST, LLC** - Appl. to develop a telecommunications facility consisting of nine panel antennas and associated equipment, located at 8333 Little River Turnpike, Annandale. Tax Map 59-3((1)) 20. Area I. Copies of the application and a more specific description of these facilities may be obtained from the Department of Planning and Zoning, 7th floor, Herry Building, 12055 Government Center Parkway, Fairfax.

**Lee District**

**PCA 82-L-087-02 - WILLOW CREEK COMMUNITY ASSOCIATION** - Appl. to amend the proffers for RZ 82-L-087 previously approved for residential development at a density of 7.55 dwelling units per acre (du/ac) to permit the conversion of a public street to a private street. Located on the E. side of Van Dorn St. approx. 1,600 ft. N. of Franconia Rd. (Bent Willow Dr., right-of-way) on approx. 17,293 sq. ft. of land zoned R-8. Comp. Plan Rec: 5-8 du/ac. Tax Map 81-4 ((33)) B and a portion the right-of-way for Bent Willow Dr. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of right-of-way for Bent Willow Dr. to proceed under Section 33.1-151 of the *Code of Virginia*.)

**Providence District**

**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.

Posted: 10/5/06  
Revised: 10/6/06

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST**  
**THURSDAY, OCTOBER 5, 2006**

**ADMINISTRATIVE ITEMS**

FS-V06-52 - T-Mobile Northeast, LLC, 2006 Belle View Boulevard (Deadline 12/21/06)  
FS-S06-58 – Mobile Media National, 6401 Ox Road (Deadline 11/22/06)

**PUBLIC HEARINGS**

**PCA 82-L-087-2 - WILLOW CREEK COMMUNITY ASSOCIATION**

No speakers

**2232-B06-1 - T-MOBILE NORTHEAST, LLC**

- |   |  |
|---|--|
| 1. William Chamberlin<br>Northern Virginia Community College<br>8333 Little River Turnpike<br>Annandale, VA 22003 | 2. T. J. O'Brien<br>7553 New Castle Drive<br>Annandale, VA 22003 |
|---|--|

**RZ 2004-PR-044/FDP 2004-PR-044 - TYSONS CORNER HOLDINGS LLC AND TYSONS CORNER  
PROPERTY HOLDINGS LLC (Tysons Corner Center)**

- |   |   |
|---|---|
| 1. David Edwards<br>11710 Blue Smoke Tree<br>Reston, VA 20191   | 7. Bradley Flickinger<br>8270 Greensboro Drive<br>McLean, VA 22102  |
| 2. Dan Alcorn<br>9024 Belcourt Castle Place<br>Great Falls, VA 22066  | 8. Patricia Nicoson<br>Dulles Corridor Rail Association<br>11800 Sunrise Valley Drive<br>Reston, VA 20191       |
| 3. Bruce Hunter<br>The Colonies at McLean<br>Board of Directors<br>7630 Provincial Drive, #109<br>McLean, VA 22102                                | 9. Lynda Campbell<br>113 Kensington Road<br>McLean, VA 2210   |
| 4. Trevor Campbell<br>Greater Merrifield Business Assn.<br>Revitalization Committee<br>1211 Connecticut Avenue, Suite 501<br>Washington, DC 20036 | 10. Keith Clark<br>2025 Lee Jackson Highway<br>Fairfax, VA 22033  |
| 5. Jeremy Schottler<br>2126 Bobbyder Drive<br>Vienna, VA 22182  | 11. Laya Pattana<br>7387 Hallcrest Drive<br>McLean, VA 22101  |
| 6. Hunter Richardson<br>11921 Freedom Drive<br>Reston, VA 20190   | 12. John Douglas<br>American Diabetes Association<br>1211 Connecticut Ave, NW Suite 204<br>Washington, DC 20036 |

*(Continued on page 2)*

13. Russell Moss  
8350 Greensboro Drive, Suite 824  
McLean, VA 22102
14. Amy Granahan  
42086 Fiddlehead Place  
Stone Ridge, VA 20152
15. Justin Sparrow  
6905 Rockledge Drive, Suite 800  
Bethesda, MD 20817
16. Arnie Quirion  
Fairfax County Convention and Visitors Bureau  
8239 Old Courthouse Road, Suite 350  
McLean, VA 22102
17. Dario Davies  
9669 C Main Street  
Fairfax, VA 22031
18. Dave Rudorfer  
299 Herndon Parkway  
Herndon, VA 20170
19. Michael Woodhead  
7501 Wisconsin Avenue  
Bethesda, MD 20814
20. Rob Seidel  
9699 C Main Street  
Fairfax, VA 22031
21. Dave Williams  
Lenkersdorfer Fine Jewelers  
1961 Chain Bridge Road  
McLean, VA 22102
22. Ashley York  
343 Willowfield Way  
Springfield, VA 22150
23. Jim Larsen  
Dulles Area Transportation Association  
4160 Pleasant Valley Road  
Chantilly, VA 20151
24. Tom Fleury  
5252 Lyngate Court  
Burke, VA 22015
25. John Foust  
McLean Citizens Association  
7822 Swinks Mill Court  
McLean, VA 22102
26. Christopher Sowick  
8444 Westpark Drive  
McLean, VA 22102
27. Louis Freeman  
6800 Fleetwood Road  
Apt. 1107  
McLean, VA 22101-3611
28. Edward E. Alexander  
7255 McLean Commons Lane  
McLean, VA 22101
29. Darren T. Ewing  
Pimmit Hills Citizens Assn &  
McLean Citizens Assn  
1800 Olney Road  
McLean, VA 22043
30. Michael Scheurer for AHOME  
111 Packard Center  
4022 Hummer Road  
Annandale, VA 22003
31. Gerald Hopkins  
10317 Lynnhaven Place  
Oakton, VA 22124
32. Rebecca Cate  
8119 Westchester Drive  
Vienna, VA 22182
33. Bill Lecos  
Fairfax County Chamber of Commerce  
8230 Old Courthouse Road, Suite 350  
Vienna, VA 22182
34. Paul Sadlick  
7536 Old Dominion Drive  
McLean, VA 22102
35. Robert Whitfield  
1601 Harvest Green Court  
Reston, VA 20194
36. Ying-Ying Li  
Weichert Realtors  
8401 Old Courthouse Road  
Vienna, VA 22182
37. Charlie Hall  
9577 Lake Park Court  
Fairfax, VA 22031

*(Continued on page 3)*

38. Michael Hudson  
Pimmit Hills  
1803 Gilson Street  
Falls Church, VA 22043
39. Steele Knutson  
806 Meadow Lane SW  
Vienna, VA 22180
40. Jennifer Metcalfe  
20783 Reserve Falls #306  
Sterling, VA 20165
41. A. J. Street  
401 N. Armistead Street  
Alexandria, VA
42. James Hames  
Tysons Corner Center Security  
McLean, VA 22102
43. Chip Ryan  
1420 Spring Hill Road  
McLean, VA 22031

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, October 11, 2006**

*Posted: 5/31/06  
Revised: 9/8/06*

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.

**NOTE: This meeting has been cancelled since all the originally scheduled agenda items have been deferred to the dates listed below.**

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

SEA 01-M-036 <i>(Mason)</i>	Pinecrest School, LLC	C. Lee	P/H to 10/12/06
RZ 2006-MA-015 <i>(Mason)</i>	Charmaine Flowers	C. Lee	P/H deferred indefinitely
SE 2006-PR-009 <i>(Providence)</i>	Tysons Telecom Center, LC; JDB Springhill LLC; Springhill	C. Lewis	P/H deferred indefinitely <i>(P/H from 9/14/06)</i>
RZ 2006-SU-007, FDP 2006-SU-007 & PCA 75-2-016-3 <i>(Sully)</i>	LPC Commercial Services, Inc.	J. D. Moss	P/H to 10/12/06 <i>(P/H from 10/4/06)</i>

# FAIRFAX COUNTY PLANNING COMMISSION

## AGENDA ACTIONS

Thursday, October 12, 2006

Posted: 6/7/06  
Revised: 10/13/06

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

Below are the actions taken by the Planning Commission on the scheduled agenda items. For location and description, scroll to the next page or contact the Department of Planning and Zoning staff at 703-324-1290 for more information.

### COMMISSION MATTERS

<u>Feature Shown Item</u>	<u>Applicant</u>	<u>Location</u>	<u>PC Action</u>
FS-B06-64 (Braddock)	Clearwire	5937 Guinea Road	<b>Approved</b>
FS-P06-47 (Providence)	Sprint-Nextel	1951 Kidwell Drive	<b>Approved</b>

### DECISION ONLY ITEM

<u>Application</u>	<u>Topic</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Countywide)	Residential Parking	D. Pesto (Commissioner Alcorn)	<b>Rec. approval</b> (D/O from 9/14/06)

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-BR-004 (Braddock)	7-Eleven Inc.	J. Thompson	<b>Defer D/O to 10/26/06</b> (P/H from 9/14/06)
RZ 2006-HM-001 (Hunter Mill)	Heritage United Church	T. Strunk	<b>Defer D/O to 10/18/06</b> (P/H from 9/28/06)
SEA 01-M-036 (Mason)	Pinecrest School, LLC	C. Lee	<b>Rec. approval</b> (P/H from 10/11/06)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-DR-034 (Dranesville)	John C. Managanello for Kathryn Kleeb Trust	S. Williams	<b>Withdrawn</b> (P/H from 10/5/06)
RZ 2006-LE-009 (Lee)	S&R Land Development LLC	P. Braham	<b>P/H to indefinite</b> (P/H from 10/5/06)
RZ 2006-HM-004 (Hunter Mill)	Daniel McKinnon	A. Hushour	<b>P/H to 01/11/07</b> (P/H from 10/5/06)
SEA 80-L-061 (Mount Vernon)	Furnace Associates, Inc.	C. Lewis	<b>P/H to 10/26/06</b> (P/H from 10/5/06)
RZ/FDP 2005-MV-038 (Mount Vernon)	Calvert Homes Inc.	G. Chase	<b>Withdrawn</b> (P/H from 7/13/06)
RZ/FDP 2006-PR-017 (Providence)	Prospect Development Company	A. Hushour	<b>P/H to 11/9/06</b>
RZ/FDP 2006-SU-007 & PCA 75-2-016-03 (Sully)	LPC Commercial Services, Inc.	J. D. Moss	<b>P/H to 11/16/06</b> (P/H from 10/4/06)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, OCTOBER 12, 2006**

- 7:00 p.m.** The Transit-Oriented Development Committee will meet in Conference Rooms 2/3 of the Fairfax County Government Center to continue discussions on transit-oriented development policies, including proposed guidelines.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEM SCHEDULED FOR DECISION ONLY**

**ZONING ORDINANCE AMENDMENT (RESIDENTIAL PARKING)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Revise the residential minimum parking requirements to allow (1) an increase in the minimum parking requirement for single-family detached dwelling units from the current rate of 2.0 spaces per dwelling unit up to 4.0 spaces per dwelling unit, with an opportunity for different rates for lots located on public streets and lots located on private streets; (2) an increase in the minimum parking requirement for single-family attached dwelling units from the current rate of 2.3 spaces per dwelling unit up to 3.2 parking spaces per dwelling unit; and (3) an increase in the minimum parking requirement for multiple-family dwelling units from the current rate 1.6 spaces per unit up to 1.8 spaces per dwelling unit. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's Web site, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2006-BR-004 - 7-ELEVEN, INC.** - Appl. under Sects. 6-304 and 7-607 of the Zoning Ordinance to permit a quick service food store and service station in a Highway Corridor Overlay District. Located at 6221 Rolling Rd. on approx. 43,289 sq. ft. of land zoned PRC and HC. Tax Map 79-3 ((8)) 5A3. **BRADDOCK DISTRICT.**

**RZ 2006-HM-001 - HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST** - Appl. to rezone from R-1 to R-2 to permit a place of worship with an overall floor area ratio of 0.2. Located E. of Fox Mill Rd., approx. 400 ft. N. of its intersection with Pinecrest Rd. on approx. 5.08 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-2 ((5)) 51 and 52. **HUNTER MILL DISTRICT.**

**SEA 01-M-036 - PINECREST SCHOOL, INC.** - Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE 01-M-036 previously approved for a private school of general education to permit modification of existing development conditions with no change in enrollment. Located at 7209 Quiet Cove on approx. 2.0 ac. of land zoned R-4. Tax Map 60-3 ((14)) 2B. **MASON DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST (Updated)**  
**Thursday, October 12, 2006**

Posted: 10/12/06  
Revised: 10/13/06

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

**COMMISSION MATTERS**

**DECISION ONLY:**

ZONING ORDINANCE AMENDMENT (Parking rates for certain residential uses) (*P/H was 9/14/06*)

**CONSENT AGENDA ITEM:**

FS-B06-64 - Clearwire, U.S., LLC, 5937 Guinea Road

**FEATURE SHOWN:**

FS-P06-47 - Sprint-Nextel Communications, 1951 Kidwell Drive (Deadline 12/7/06)

**PUBLIC HEARINGS**

**SEA 01-M-036 - PINECREST SCHOOL, INC.**

NO SPEAKERS

**RZ 2006-HM-001 - HERITAGE FELLOWSHIP UNITED CHURCH OF CHRIST**

1. Charles T. Moses, III  
Courts of Fox Mill Homeowners Association  
12376 Brown Fox Way  
Reston, VA 20191
2. Karen Hermann  
12513 Kings Lake Drive  
Reston, VA 20191
3. Dr. Norman A. Tate, Senior Pastor  
Heritage Fellowship United Church of Christ  
2501 Fox Mill Road  
Reston, VA 20191
4. Victoria Florestano  
12409 Brown Fox Way  
Reston, VA 20191
5. VJ Bala  
12506 Fox Mill Way  
Reston, VA 20191

**SE 2006-BR-004 - 7-ELEVEN, INC.**

1. Kevin Kirk  
West Springfield Civic Association  
7818 Carrleigh Parkway  
Springfield, VA 22152

# FAIRFAX COUNTY PLANNING COMMISSION

## AGENDA ACTIONS

Wednesday, October 18, 2006

Posted: 6/14/06  
Revised: 10/19/06

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

Below is a list of actions taken by the Planning Commission on this date. For more information on an application, including location and description, scroll to the next page or call the Department of Planning and Zoning at 703-324-1290.

### COMMISSION MATTERS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
D/O on RZ 2006-HM-001 (Hunter Mill)	Heritage United Church	T. Strunk	<b>Rec. Approval</b> (P/H from 10/12/06)
FSA-H98-20-1 (Hunter Mill)	Nextel Communications		<b>Approved</b>
FS-Y06-59 (Sully)	Mobile Media National LLC		<b>Approved</b>
FS-Y06-60 (Sully)	Fiber Tower Corporation		<b>Approved</b>
FS-Y06-61 (Sully)	Clearwire U.S., LLC		<b>Approved</b>

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-SP-011 (Springfield)	Virginia Electric and Power Co.	T. Strunk	<b>Rec. Approval</b>
PCA 2000-SU-033 & SE 2006-SU-015 (Sully)	Rita Powell and Mark A. Johnson	T. Strunk	<b>Rec. Approval</b>

### 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	PH moved to 11/16/06 (From 9/13 & 9/20/06)
PCA 2000-SU-001 & SEA 00-Y-004 (Sully)	Trustees of the Mount Olive Baptist Church	T. Strunk	PH moved to 11/30/06

*Revised 10/2/06*

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, OCTOBER 18, 2006**

**7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to continue review and discussion of updates to the Transportation Plan Map (Phase II of the Transportation Plan Update).

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

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2006-SP-011 - VIRGINIA ELECTRIC AND POWER COMPANY; JIMMY H. GHADBAN** - Appl. under Sect. 3-104 of the Zoning Ordinance to delete 1.35 ac. and maintain electric substation on 2.46 acres located at 8906 Ox Road on approx. 3.81 acres of land zoned R-1 and WS. Tax Map 106-1 ((1)) part of 23A and 106-2 ((1)) part of 47A. **SPRINGFIELD DISTRICT.**

**PCA 2000-SU-033 - RITA POWELL & MARK A. JOHNSON** - Appl. to amend RZ 2000-SU-033 previously approved for industrial development to permit the enlargement of an existing outdoor kennel with an overall Floor Area Ratio (FAR) of 0.16 which is located at the W. terminus of Upper Cub Run Drive, west of its intersection with Stonecroft Blvd. on approx. 5.3 acres of land zoned I-5, AN and WS. Comprehensive Plan Recommendation: Industrial. Tax Map 33-4 ((1)) 9A. (Concurrent with SE 2006-SU-015.) **SULLY DISTRICT.**

**SE 2006-SU-015 - RITA POWELL & MARK A. JOHNSON** - Appl. under Sects. 5-504 and 9-625 of the Zoning Ordinance to permit outdoor kennels and modification of the minimum yard requirements for certain existing structures. The application property is located at 4500 Upper Cub Run Drive on approx. 5.3 acres of land zoned I-5, AN, and WS. Tax Map 33-4 ((1)) 9A. (Concurrent with PCA 2000-SU-033.) **SULLY DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, OCTOBER 18, 2006**

<i>Posted: 10/18/06</i> <i>Revised: 10/19/06</i>
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**COMMISSION MATTERS**

**DECISION ONLY:**

RZ 2006-HM-001 (Heritage Fellowship United Church of Christ) – *Rec. Approval*

**DEFERRALS:**

PCA 2000-SU-001 & SEA-00-Y-004 (Trustees of the Mount Olive Baptist Church) – *Def. to 11/30/06*

**FEATURES SHOWN:**

FS-Y06-59 (Mobile Media National LLC) - *Approved*

FS-Y06-60 (Fiber Tower Corporation) – *Approved*

FS-Y06-61 (Clearwire U.S., LLC) - *Approved*

FSA-H98-20-1 (Nextel Communications) - *Approved*

**PUBLIC HEARINGS**

SE 2006-SP-011 - VIRGINIA ELECTRIC AND POWER COMPANY; JIMMY H. GHADBAN

No speakers

PCA 2000-SU-033 - RITA POWELL & MARK A. JOHNSON

SE 2006-SU-015 - RITA POWELL & MARK A. JOHNSON

No speakers

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, October 19, 2006**

*Posted: 7/5/06  
Revised: 9/8/06*

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

**MEETING CANCELLED**

The 10-19-06 meeting has been cancelled since the scheduled agenda item was moved.

**ITEM ADMINISTRATIVELY MOVED TO OTHER DATES**

SE 2006-LE-012  
(Lee)

PNC Bank, N.A.

S. Williams

P/H to 10/26

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, October 25, 2006**

*Posted: 6/14/06*  
*Revised: 10/26/06*

**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**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Topic/Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CSPA C-696 <i>(Hunter Mill)</i>	Camden Summit Partnerships	J. D. Moss	<b>APPROVED</b>
SE 2006-SP-010 <i>(Springfield)</i>	Chevy Chase Bank, F.S.B.	T. Strunk	<b>APP REC</b> <i>(P/H from 9/21/06)</i>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Topic/Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Zoning Ordinance Amendment & Comprehensive Plan Amendment <i>(Countywide)</i>	PRC Districts	E. Perry & F. Selden <i>(Commissioner de la Fe)</i>	<b>Cancelled</b>
PFM Amendment <i>(Countywide)</i>	Low Impact Development	J. Freidman <i>(Commissioner Alcorn)</i>	<b>PH to 2/1/07</b> <i>(P/H from 7/20/06)</i>
S06-IV-LP1 <i>(Mount Vernon)</i>	Out of Turn Plan Amendment (Lorton Center)	D. Albert	<b>PH to 11/15/06</b> <i>(PH from 10/4/06)</i>
2232-S06-3 <i>(Springfield)</i>	T-Mobile Northeast LLC	L. Hush	<b>PH to indef.</b> <i>(P/H from 9/20/06)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST (Updated)**  
**Wednesday, October 25, 2006**

*Posted: 10/25/06*  
*Revised: 10/26/06*

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

**FEATURES SHOWN:**

FS-S06-66 - T-Mobile Northeast, LLC, 12829 Chestnut Street (Deadline 12/7/06)

FS-S06-58 - Mobile Media National, LLC, 6401 Ox Road (Deadline 11/22/06)

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CSPA-C-696 - CAMDEN SUMMIT PARTNERSHIP, LP (Hunter Mill District)

NO SPEAKERS

SE 2006-SP-010 - CHEVY CHASE BANK, FSB

1. Edward Reiner  
Estates at Leewood Homeowners Association  
11702 Fairfax Estates Drive  
Fairfax, VA 22030
  
2. Quentin Maves  
4727 Briggs Road  
Fairfax, VA 22030

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LAND USE INFORMATION ACCESSIBILITY ADVISORY GROUP BRIEFING ON PROPOSED RECOMMENDATIONS (Alcorn)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, OCTOBER 25, 2006**

- 7:30 p.m.** The Housing Committee will meet in the Board Conference Room to discuss the loss of mobile home parks and the impact on affordable housing.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**CSPA-C-696 - CAMDEN SUMMIT PARTNERSHIP LP** - Appl. to permit a revised comprehensive sign plan for the residential portion of a mixed use development that is located on the N. and W. sides of Dulles Station Blvd. and approx. 600 ft. S. of the Dulles Airport Access and Toll Rd. on approx. 5.49 ac. of land zoned PDC. Tax Map 15-4 ((5)) 7A1 and 7A2. **HUNTER MILL DISTRICT.**

**SE 2006-SP-010 - CHEVY CHASE BANK, FSB** - Appl. under Sects. 4-804 and 9-620 of the Zoning Ordinance to permit a drive-in bank and waiver of certain sign regulations. Located at 11611 and 11617 Lee Hwy. on approx. 1.48 ac. of land zoned C-8. Tax Map 56-2 ((1)) 63 and 63A. **SPRINGFIELD DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, October 26, 2006**

Posted 6/16/06  
Revised: 10/27/2006

**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>
SE 2006-BR-004 (Braddock)	7-Eleven Inc.	J. Thompson	Approval Recommended (P/H from 9/14/06)
APR-05-I-17A (Mason)	Daniel McKinnon	K. Newton	Deferred Indefinitely (From 7/26/06)

**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>
ZO Amendment (Countywide)	Carport Enclosures/Pop-ups	D. Pesto (Commissioner Hart)	Approval Recommended (P/H from 9/27/06)
SE 2006-LE-012 (Lee)	PNC Bank, N. A.	S. Williams	D/O to 11/2/06 (P/H from 10/19/06)

**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>
S06-III-UP1 (Hunter Mill & Sully)	Middleton Farms	L. Mason	P/H to 12/6/06
RZ 2006-LE-010 (Lee)	Ramada Family, Inc.	S. Williams	Deferred Indefinitely (Moved from 9/14/06)
RZ 2006-LE-006 & FDP 2006-LE-006 (Lee)	Nazir A. Bhagat & Ashraf N. Bhagat	C. Lewis	P/H to 1/18/07 (P/H from 9/14/06)
SEA 80-L-061 (Mount Vernon)	Furnace Associates, Inc.	C. Lewis	P/H to 11/30/06 (P/H from 10/5/06)
PCA 2000-MV-051 (Mount Vernon)	NVR, Inc.	J. Thompson	P/H to 11/16/06

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, OCTOBER 26, 2006**

**7:30 p.m.** The Parks Committee met in the Board Conference Room to discuss the update of park contributions and schedule for the Area Plans inventory of parks.

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

**ITEM SCHEDULED FOR DECISION ONLY**

**APR 05-I-17A** - Nomination to amend the Comprehensive Plan for property generally located along Columbia Pike and W of Gallows Road, property along Little River Turnpike between Backlick Road and Carrico Drive, and property generally bounded by John Marr Drive, Backlick Road, Little River Turnpike, Markham St, Poplar St., and Daniels Ave. **Adopted Plan:** Office, retail, public facilities, alternative uses. Sub-units A-2, C-2, and Land Units D and E have mixed use options of varying intensity up to 1.0 FAR and higher. Maximum heights range from 40-75 feet. **Nominated Plan:** Sub-Units A-2, C-2, E-1, E-2, E-4, and E-5 increase intensity up to 2.0 FAR, increase maximum height to 120 feet. Sub-units D, E-3, and E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 ft. **MASON DISTRICT. (DEFERRED INDEFINITELY)**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT (CARPORTS)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish a special permit to allow for certain additions to an existing single family detached dwelling that currently extends into a minimum yard requirement by more than fifty (50) percent and/or is closer than 5 feet to a lot line subject to all of the following standards and criteria: (a) only those yards in residential districts, provided such yards are not subject to proffered conditions or development conditions that address such yards and/or are not depicted on an approved plat or proffered generalized development plan; yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416 of the Zoning Ordinance; and regulations on permitted extensions set forth in Sect. 2-412 of the Zoning Ordinance can be reduced; (b) the existing single family detached dwelling complied with the minimum required yards in effect when the structure was constructed and that the yards have not been reduced to less than the yards required by the Zoning Ordinance since the effective date of the Ordinance, except by condemnation or by acquisition for public purposes by any governmental agency; (c) no portion of the proposed addition shall extend closer to the lot line associated with such yard than any portion of the existing dwelling; (d) the maximum gross floor area of the addition to a principal structure may be up to 150% of the total gross floor area of the principal structure that existed at the time of the yard reduction request and not more than 50% of the gross floor area of the existing principal structure may be removed; these gross floor area calculations include the floor area of any attached garage; (e) the proposed structure and use shall be in character with the existing on-site development, harmonious with the surrounding off-site uses and structures, and shall not adversely impact the use and/or enjoyment of any adjacent property, all of which shall be determined in terms of such issues as location, height, bulk, scale, topography, existing vegetation, preservation of significant trees, noise, light, air, erosion or stormwater runoff; (f) no special permit shall be granted if the property is in violation of any provision of the Zoning Ordinance; (2) Establish plat and architectural submission requirements for the new special permit application; (3) Allow the Board of Zoning Appeals to impose such conditions it deems necessary to minimize the impact of the addition on adjacent properties; (4) Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), establish special permit applications fees of \$295 for certain additions to an existing single family detached dwelling that currently extends into a minimum required yard by more than fifty (50) percent and/or is closer than 5 feet to a lot line; and (5) Clarify that all applicable regulations of the Fairfax County Zoning Ordinance, the Code of the County of Fairfax, Virginia, and any applicable Building Code apply to all uses and structures. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

*(Continued on next page)* **APPROVAL RECOMMENDED**

**October 26, 2006**  
**Detailed Meeting Agenda**  
**Page 2**

**SE 2006-LE-012 - PNC BANK, NA** - Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a drive-in bank and waivers and modifications including a waiver of the minimum lot width requirement in a Commercial Revitalization District. Located at 6315 and 6319 Amherst Ave. and 6320 Backlick Rd. on approx. 1.17 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 80-4 ((1)) 9. **LEE DISTRICT**. (D/O to 11/2/06)

**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**. (P/H to 11/16/06)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**SPEAKERS LIST (Updated)**  
**Thursday, October 26, 2006**

*Posted: 10/26/06*  
*Revised: 10/27/06*

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

**DECISIONS ONLY:**

APR 05-I-17A (Mason District) (P/H on 6/28/06) **Deferred Indefinitely**

SE 2006-BR-004 - 7-ELEVEN, INC. (P/H on 10/12/06) **Approval Recommended**

**DEFERRAL:**

PCA 2000-MV-051 – NVR, INC. (P/H to 11/16/06)

**FEATURES SHOWN: Concur**

FS-V06-62 - Clearwire, U.S., LLC, 3200 Mount Vernon Memorial Highway (Deadline 11/23/06)

FS-H06-65 - Nextel Comm. of the Mid-Atlantic, Inc., 12355 Sunrise Valley Drive (Deadline 11/28/06)

FS-M06-48 - Nextel Comm. of the Mid-Atlantic, Inc., 3407 Moray Lane (Deadline 12/8/06)

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ZONING ORDINANCE AMENDMENT (CARPORTS) (Hart) **Approval Recommended**

NO SPEAKERS

SE 2006-LE-012 - PNC BANK, NA (D/O to 11/2/06)

NO SPEAKERS