

October 2008

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 No Planning Commission Meeting	2 View Agenda View Speaker's List*	3	4
5	6	7	8 No Planning Commission Meeting	9 No Planning Commission Meeting	10	11
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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.

Posted: 8/6/08
Revised: 9/19/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, October 1, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

None at this time.

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2008-PR-004 (Providence)	JPI Development Services, L.P. Leesburg Pike and Tyco Road (mixed use development)	S. Williams	P/H to 1/29/09 (from 9/18/08) (from indef def)
2232-P08-10 (Tysons East) 2232-H08-14 (Wiehle Ave.) 2232-P08-11 (Tysons Central 123) 2232-MD08-12 (Tysons Central 7) 2232-MD08-13 (Tysons West) (Providence, Dranesville And Hunter Mill)	Dulles Rail Applications	D. Jillson & P. Braham	P/H to 11/19/08

Posted: 8/6/08
Revised: 9/10/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 2, 2008

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

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

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>
PCA 92-M-038 SE 2008-MA-019 (Mason)	Paolozzi Investments, Inc. (5901 Columbia Pike)(car wash and modifications/waivers in a commercial Revitalization district)	T. Strunk	
SEA 95-P-045 (Providence)	Aircell, LLC 1753 Pinnacle Drive (for waiver of certain Sign regulations to permit a telecom facility)	S. Lin	(from 9/11/08) (from indef def)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2004-SU-028 SEA 2004-SU-027 (Sully)	Penske Automotive Group, Inc. (SW Quad at Stonecroft Blvd & Stonecroft Center Court) (vehicle sale, rental, waiver of sign mods)	W. O'Donnell	P/H to 10/16/08 (from 7/31/08)
SE 2008-PR-009 w/ 2232-P07-17 (Providence)	Community Wireless Structures (3457 Gallows Rd)(telecom facility)	S. Battista	P/H to 10/30 08 (from 7/31/08)
RZ 2008-MA-013 (Mason)	Board's Own Motion (Evergreen Lane and Alpine Drive) (From PDH-5 to R-5)	K. Abrahamson	P/H to 11/6/08
SE 2008-DR-004 (Dransville)	American Foundation for Better Living, Inc. (9224-9232 Leesburg Pike) (cultural centers, museums & similar facilities)	S. Battista	Deferred Indef (from 7/24/08)
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	P/H to 10/22/08 (from 7/31/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 1, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 1, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 2, 2008**

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

ITEMS SCHEDULED FOR DECISION ONLY

PUBLIC FACILITIES MANUAL AMENDMENTS (TREE CONSERVATION ORDINANCE) – To amend the Public Facilities Manual and the Code of the County of Fairfax, Virginia, to add a new chapter, Chapter 122 (Tree Conservation Ordinance), and revise Chapters 101 (Subdivision Ordinance), 104 (Erosion and Sedimentation Control Ordinance), 112 (Zoning Ordinance), and 120 (Tree Conservation Ordinance), related to the conservation of trees during the land development process. Copies of the aforementioned amendments may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. **COUNTYWIDE. APPROVAL REC.**

Amendments creating new Chapter 122 (Tree Conservation Ordinance). Pursuant to the authority and mandates of *Virginia Code Ann. §15.2-961.1* (2008), the proposed amendments establish tree conservation provisions during the land development process that emphasize the preservation of existing tree canopy where the canopy meets specified standards for health and structural conditions and where it is feasible to do so within the framework of design standards and densities allowed by the Zoning Ordinance. Where it is not feasible to preserve existing tree canopy, the proposed amendments provide for the planting of new trees to meet the required percentages. The proposed amendments provide the minimum requirements for the preservation of trees to meet the tree canopy targets, increase the minimum required percentages for low density residential developments, provide deviations from tree preservation percentages subject to specified conditions, allow offsite alternatives to meeting the tree canopy requirements including tree banking and tree fund contributions, provide for deviations of the overall canopy requirements to allow for preservations of wetlands, the development of farmland or other areas previously devoid of suitable tree canopy and other conditions, establish exemptions from requirements, provide for additional tree canopy credit up to three times actual canopy area of trees that are designated for preservation, allow for the use of tree seedlings for meeting tree canopy requirements in certain situations, establish standards of health and structural condition of existing trees and plant communities to be preserved, and create penalties for violations of adopted provisions.

Amendments to Chapter 101 (Subdivision Ordinance). The proposed amendments delete the existing tree cover requirements and incorporate the new requirements of Chapter 122 by reference to that chapter, add additional references to the PFM requirements related to tree conservation, and make minor editorial changes.

Amendments to Chapter 104 (Erosion and Sedimentation Control Ordinance). The proposed amendments delete references to the existing tree cover requirements and incorporate the new requirements of Chapter 122 by reference to that chapter, add additional references to the PFM requirements related to tree conservation, and make minor editorial changes.

Amendments to Chapter 112 (Zoning Ordinance). The proposed amendments delete the existing tree cover requirements and incorporate the new requirements of Chapter 122 by reference to that chapter, add additional references to the PFM requirements related to tree conservation, revise the landscaping and screening requirements, add a purpose and intent statement for transitional screening and barriers and parking lot landscaping, and make minor editorial changes. The proposed amendments reduce the density of plant materials required for transitional screening, and clarify the long-term requirements for property owners to maintain and replace required landscaping.

Amendments to Chapter 120 (Tree Conservation Ordinance). The proposed amendments rename this chapter the “Heritage, Specimen, Memorial, and Street Tree Ordinance.”

Amendments to the Public Facilities Manual (PFM). The proposed amendments to the PFM delete existing Chapter 12 (Vegetation Preservation and Planting) in its entirety and replace it with a new Chapter 12 (Tree Conservation) and make editorial changes to Chapters 2, 6, and 11. The proposed amendments implement the requirements of the new Tree Conservation Ordinance and incorporate plan submission requirements, technical standards and specifications, and onsite practices that support the conservation of trees and minimize the extent of land disturbance to onsite and offsite trees and forested areas.

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 92-M-038 – PAOLOZZI INVESTMENTS, INC. – Appl. to amend the proffers for RZ 92-M-038 previously approved for commercial development and site modifications to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.19. Located on the S. side of Columbia Pike approx. 300 ft. N. of Lacy Blvd. on approx. 1.08 ac. of land zoned C-5, CRD, HC, and SC. Comp. Plan Rec: Retail and Other. Tax Map 61-2 ((1)) 117. (Concurrent with SE 2008-MA-019.) **MASON DISTRICT.**
APPROVAL REC.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, October 2, 2008

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SE 2008-MA-019 – PAOLOZZI INVESTMENTS, INC. – Appl. under Sects. 4-504 and 9-622 of the Zoning Ordinance to permit a car wash and modifications and waivers in a Commercial Revitalization District. Located at 5901 Columbia Pike on approx. 1.08 ac. of land zoned C-5, CRD, HC, and SC. Tax Map 61-2 ((1)) 117. (Concurrent with PCA 92-M-038.) **MASON DISTRICT. APPROVAL REC.**

SEA 95-P-045 – AIRCELL, LLC – Appl. under Sects. 4-404, 7-507, and 9-620 of the Zoning Ordinance to amend SE 95-P-045 previously approved for a waiver of certain sign regulations to permit a telecommunications facility in a Highway Corridor Overlay District, Sign Control District, and associated modifications to site design and development conditions. Located at 1753 Pinnacle Dr. on approx. 6.68 ac. of land zoned C-4, HC, and SC. Tax Map 29-4 ((1)) 2. **PROVIDENCE DISTRICT. APPROVAL REC.**

Posted: 10/02/08
Revised: 10/03/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 2, 2008

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

DECISION ONLY:
COUNTY CODE AND PUBLIC FACILITIES MANUAL AMENDMENTS (TREE CONSERVATION ORDINANCE) (Commissioner Hart) (P/H on 9/24/08) **APPROVAL REC**

DEFERRALS:
SE 2008-DR-004 - AMERICAN FOUNDATION FOR BETTER LIVING, INC. – **P/H to indefinitely**

SEA 2004-SU-027 - PENSKE AUTOMOTIVE GROUP, INC. – **P/H to 10/16/08**
PCA 2004-SU-028 - PENSKE AUTOMOTIVE GROUP, INC. – **P/H to 10/16/08**

SEA 95-P-045 - AIRCELL, LLC (Staff: Suzanne Lin) **APPROVAL REC**

NO SPEAKERS

PCA 92-M-038 - PAOLOZZI INVESTMENTS, INC. **APPROVAL REC**
SE 2008-MA-019 - PAOLOZZI INVESTMENTS, INC. (Staff: Tracy Strunk) **APPROVAL REC**

NO SPEAKERS

Posted: 8/6/08
Revised: 10/17/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 16, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	D/O to 10/22/08 (P/H on 6/26/08) (D/O from 9/18/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AR 83-S-008-3 (Springfield)	Carol C. Mattusch and Richard S. Mason (12301 Fairfax Station Road) (agricultural and forestal district renewal)	S. Battista	APPROVAL REC (from 9/25)
PCA 2004-SU-028/ SEA 2004-SU-027 (Sully)	Penske Automotive Group, Inc. (SW Quad at Stonecroft Blvd & Stonecroft Center Court) (vehicle sale, rental, waiver of sign mods)	W. O'Donnell	APPROVAL REC (from 10/2/08)
SE 2008-LE-013 (Lee)	Chevy Chase Bank, F.S.B. 5511 & 5515 Franconia Road (drive-in bank in highway corridor Overlay district & waiver of certain sign regs)	K. Goddard Sobers	APPROVAL REC (from 9/24/08)
ZO Amendment (Commissioner Sargeant)	Civil Penalties and Appeal Period (re-hearing)	B. Parsons	D/O to 10/22/08

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2008-MV-007 SEA 85-L-137 (Mount Vernon)	JK INVESTMENTS, INC. (8850 Richmond Highway)(to permit increase in FAR)	S. Williams	P/H to 11/20/08
SE 2007-SP-022 2232-S07-3 (Springfield)	Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC (7230 Sydenstricker Rd/8500 Hooes Rd) (for church with nursery school, child care center, telecom fac)	S. Johnson D. Jillson	P/H to 12/11/08 (from 7/16/08) (from def indef)
SEA 85-M-101-3 2232-M06-18 (Mason)	T-Mobile Northeast LLC (7010 Braddock Rd)(permit a telecom facility)	S. Johnson	P/H to 1/15/09 (from 7/16/08)
SE 2008-SU-017 (Sully)	Ann H. Tran 12614 Oxon Road (waiver of min.lot width)	W. O'Donnell	INDEF DEFERRED
S08-IV-RH1 (Lee)	Plan Amendment (NW quadrant Beulah St. & Telegraph Rd. area) (Hilltop Sand & Gravel property)	A. Klibaner	P/H to 11/20/08 (from 9/24/08)
SE 2008-MA-020 (Mason)	Woodlake Towers Condominium 6001 Arlington Blvd. (commercial office)	C. DeManche	P/H to 10/30/08
SEA 2002-MA-003 (Mason)	T-Mobile NE LLC/Trustees of the Sleepy Hollow United Methodist Church (3435 Sleepy Hollow Road)(for church w/child care Center/telecom facility to permit site modifications)	W. O'Donnell	P/H to 10/30/08 (from 9/11/08)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 15, 2008**

7:00 p.m. The Environment Committee held a workgroup meeting in the Board Conference Room of the Fairfax County Government Center to develop criteria for proposed regulations to extend riparian buffers upstream of Resource Protection Areas.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 15, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 16, 2008**

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

ITEM SCHEDULED FOR DECISION ONLY

None scheduled at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

AR 83-S-008-03 – CAROL C. MATTUSCH AND RICHARD S. MASON – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 12301 Fairfax Station Rd. on approx. 31.87 ac. of land zoned R-C and WS. Tax Map 76-3 ((1)) 4Z and 24Z. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

PCA 2004-SU-028 – PENSKE AUTOMOTIVE GROUP, INC. – Appl. to amend the proffers for RZ 2004-SU-028 previously approved for commercial development to permit vehicle sale, rental, and ancillary service establishment and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.20. Located in the S.W. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.26 ac. of land zoned C-8, AN, and WS. Comp. Plan Rec: Industrial. Tax Map 33-4 ((1)) 3B. (Concurrent with SEA 2004-SU-027.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

SEA 2004-SU-027 – PENSKE AUTOMOTIVE GROUP, INC. – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 2004-SU-027 previously approved for commercial development to permit an additional vehicle sales, rental, and ancillary service establishment and associated modifications to site design with no increase in total FAR. Located in the S.W. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.26 ac. of land zoned C-8, AN and WS. Comp. Plan Rec: Industrial. Tax Map 33-4 ((1)) 3B. (Concurrent with PCA 2004-SU-028.) **SULLY DISTRICT. APPROVAL RECOMMENDED**

SE 2008-LE-013 – CHEVY CHASE BANK, F.S.B. – Appl. under Sects. 7-607 and 9-620 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District and waiver of certain sign regulations. Located at 5511 and 5515 Franconia Rd. on approx. 30,474 sq. ft. of land zoned C-2 and HC. Tax Map 81-4 ((4)) 6 and 7. **LEE DISTRICT. APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (APPEAL PERIOD AND CIVIL PENALTIES) – To revise Sects. 18-303, 18-901, 18-902, and 18-903 of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to: (A) Allow a zoning violation that is subject to civil penalties to be prosecuted as a criminal misdemeanor when such civil penalties total \$5,000 or more; (B) Require that appeals to the Fairfax County Board of Zoning Appeals of notices of violations for the following zoning violations be filed within 10 days from the date of issuance of the notice of violation: over-occupancy of a dwelling unit; parking of inoperative motor vehicles; parking a commercial vehicle in a residential district; parking of a vehicle on an unsurfaced area in the front yard of a single family detached dwelling in the R-1, R-2, R-3, and R-4 Districts; erection of a prohibited sign and erection of a sign without the required sign permit; and (C) Require that written notices of zoning violations involving the zoning violations set forth in Paragraph B above include a statement that the person to whom the violation is issued has a right to appeal the notice to the Fairfax County Board of Zoning Appeals within 10 days. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at www.fairfaxcounty.gov/dpz, under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. (REHEARING) D/O TO 10/22/08**

Posted: 10/16/08
Revised: 10/17/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 16, 2008

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

FEATURE SHOWN: CONCUR

FSA-P07-53-1 – AirCell, 1751 Pinnacle Drive (Deadline: 11/08/08)

ZONING ORDINANCE AMENDMENT (AMENDED CIVIL PENALTIES – D/O TO 10/22/08
& APPEAL PERIOD) (Sargeant) (Staff: Brian Parsons)

NO SPEAKERS

AR 83-S-008-03 – CAROL C. MATTUSCH AND RICHARD S. MASON – APPROVAL REC
(Staff: Suzianne Battista)

NO SPEAKERS

SEA 2004-SU-027 – PENSKE AUTOMOTIVE GROUP, INC. – APPROVAL REC
PCA 2004-SU-028 – PENSKE AUTOMOTIVE GROUP, INC. – APPROVAL REC
(Staff: William O’Donnell)

Abby C. Denham, Esq.
1751 Pinnacle Drive, Ste. 500
McLean, VA 22102

Jerry Griffin
Rosenthal Group
1100 S. Glebe Road
Arlington, VA 22204

Tracy Augustine
Stonecroft LLC
3901 Centerview Drive
Chantilly, VA 20151

SE 2008-LE-013 - CHEVY CHASE BANK, F.S.B. – APPROVAL REC
(Staff: Kelli Goddard-Sobers)

NO SPEAKERS

Posted: 8/6/08
Revised: 10/23/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, October 22, 2008

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

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

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	APPROVAL REC (P/H on 6/26/08) (D/O from 10/16/08)
ZO Amendment (Commissioner Sargeant)	Civil Penalties and Appeal Period (re-hearing)	B. Parsons	APPROVAL REC (P/H on 10/16/08)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSP 2002-PR-016 (Providence)	Park Crest SPE Phase 1, L.L.C. (nw quad of intersection at Westpark Dr. & Park Run Dr.) (comprehensive sign plan)	S. Lin	APPROVED (from 12/11/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2007-LE-007/ FDP 2007-LE-007 (Lee)	Franconia Two LP (Vornado Realty Trust) (6717/6500/6699 Frontier Dr; 6600-6592 Springfield Mall) (from C-7 to PDC for mall, office, Retail, hotel & residential uses)	P. Braham	02/12/09 (from 6/11/08)
RZ 2008-MV-005 SE 2008-MV-012 (Mount Vernon)	SUNRISE DEVELOPMENT, INC. (8911 Ox Road)(medical care facilities)	S. Lin	P/H to 12/3/08
SEA 85-S-109-2 (Braddock)	Medical Facilities of America XXIX(29)LP (9640 Burke Lake Road)(to permit site Modifications and building additions)	S. Battista	P/H to 12/4/08 (from 9/18/08)
ZO Amendment	Angle of Bulk Plane Maintaining Neighborhood Character	J. Reale	P/H to 1/8/09 (tentative date)
RZ 2004-LE-042 (Lee)	James Puryear (S. of Franconia Rd; e. of Grovedale Drive) (From R-1 to C-5 for carpet store & offices)	S. Williams	P/H to 12/3/08 (from 10/2/08)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 22, 2008

- 7:30 p.m.** The Land Use Process Review Committee met in the Board Conference Room of the Fairfax County Government Center to discuss possible modifications to the timeline for review of land use applications.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

SEA 83-D-030-08 – THE MADEIRA SCHOOL, INC. – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 83-D-030 previously approved for a private school of general education to permit increases in student enrollment from 338 up to 360 and staff from 105 up to 109, site modifications, and associated revisions to development conditions. Located at 8134 and 8328 Georgetown Pike on approx. 371.16 ac. of land zoned R-E. Tax Map 20-1 ((1)) 14 and 20-2 ((1)) 1. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

ZONING ORDINANCE AMENDMENT (APPEAL PERIOD AND CIVIL PENALTIES) – To revise Sects. 18-303, 18-901, 18-902, and 18-903 of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to: (A) Allow a zoning violation that is subject to civil penalties to be prosecuted as a criminal misdemeanor when such civil penalties total \$5,000 or more; (B) Require that appeals to the Fairfax County Board of Zoning Appeals of notices of violations for the following zoning violations be filed within 10 days from the date of issuance of the notice of violation: over-occupancy of a dwelling unit; parking of inoperative motor vehicles; parking a commercial vehicle in a residential district; parking of a vehicle on an unsurfaced area in the front yard of a single family detached dwelling in the R-1, R-2, R-3, and R-4 Districts; erection of a prohibited sign and erection of a sign without the required sign permit; and (C) Require that written notices of zoning violations involving the zoning violations set forth in Paragraph B above include a statement that the person to whom the violation is issued has a right to appeal the notice to the Fairfax County Board of Zoning Appeals within 10 days. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at www.fairfaxcounty.gov/dpz, under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. (REHEARING ON 10/16/08) APPROVAL RECOMMENDED**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2004-LE-042 – JAMES PURYEAR – Appl. to rezone from R-1, C-5, and HC to C-5 and HC to permit commercial use with an overall Floor Area Ratio (FAR) of 0.25. Located on the E. side of Grovedale Dr. approx. 260 ft. S. of Franconia Rd. on approx. 1.18 ac. of land. Comp. Plan Rec: Office with option for retail up to 0.25 FAR. Tax Map 81-3 ((5)) 13. **LEE DISTRICT. P/H to 12/3/08**

CSP 2002-PR-016 – PARK CREST SPE PHASE I, L.L.C. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2002-PR-016. Located in the N.W. quadrant of the intersections of West Park Dr. and Park Run Dr. on approx. 13.54 ac. of land zoned PRM. Tax Map 29-4 ((7)) A6, A7, A8, and A9. **PROVIDENCE DISTRICT. APPROVED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 23, 2008

7:00 p.m. The Environment Committee will hold a workgroup meeting in the Board Conference Room of the Fairfax County Government Center to continue discussion on riparian buffers.

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON THURSDAY, OCTOBER 23, 2008**

Posted: 10/22/08
Revised: 10/23/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 22, 2008

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

DECISIONS ONLY:

ZONING ORDINANCE AMENDMENT (AMENDED CIVIL PENALTIES AND APPEAL PERIOD)
(P/H on 10/16/08) (Sargeant) **APPROVAL REC (DELETE PARAGRAPH 2G FROM PART 3, APPEALS, SECTION 18-303)**

SEA 83-D-030-08 - THE MADEIRA SCHOOL, INC. (P/H on 6/26/08) **APPROVAL REC**

DEFERRALS:

SEA 85-S-109-02 - MEDICAL FACILITIES OF AMERICA XXIX (29) LP (Braddock) – **P/H to 12/4/08**

RZ 2004-LE-042 - JAMES PURYEAR – **P/H to 12/3/08**

FEATURES SHOWN: CONCUR

FS-Y08-41 – Cricket Communications, 7400T Ordway Road (Deadline: 12/24/08)

FS-Y08-44 – Cricket Communications, 4511 Daley Drive (Deadline: 12/24/08)

FS-Y08-54 – Cricket Communications, 4050 Westfax Drive (Deadline: 12/24/08)

FS-Y08-69 – Cricket Communications, NW Cloverleaf of I-66 & Rte 28 (Sully Rd.) (Deadline: 12/24/08)

FSA-M03-30-1 – Sprint-Nextel, 6066 Leesburg Pike (Deadline: 12/17/08)

FS-B08-66 – Cricket Communications, 7920 Woodruff Court (Deadline: 1/5/09)

FS-M06-87 – T-Mobile, 3435 Sleepy Hollow Road (Deadline: 10/31/08)

CSP 2002-PR-016 – PARK CREST SPE PHASE I, L.L.C. (Staff: Suzanne Lin) **APPROVED**

NO SPEAKERS

Posted: 8/6/08
Revised: 10/31/08

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, October 30, 2008

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

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

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>
SEA 97-V-046-2 (Mount Vernon)	WASHINGTON, D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS (9128/9130 Belvoir Court & 9102 Richmond Highway)(to permit addtl antennae & site modifications)	K. Goddard- Sobers	APPROVAL REC
S06-IV-S1 (Lee)	Plan Amendment (Springfield Mall)	M. Van Dam	APPROVAL REC (from 9/24/08)
SEA 2002-MA-003 (Mason)	T-Mobile NE LLC/Trustees of the Sleepy Hollow United Methodist Church (3435 Sleepy Hollow Road)(for church w/child care Center/telecom facility to permit site modifications)	W. O'Donnell	APPROVAL REC (from 9/11/08) (from 10/16/08)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2007-MA-036/ 2232-M07-11 (Mason)	Nextel Communications of the Mid-Atlantic Area (6201 Montrose St., Alexandria) (construct 90' flagpole facility & equipment shelter)	S. Johnson	DEF INDEF (from 6/26/08) (from indef def)
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. Goddard- Sobers	P/H to 12/11/08 (from 7/24/08)
SE 2007-DR-025 (Dranesville)	Mr. Mostafa & Dr. Lily Nadimi (8325 Old Dominion Drive) (Waive minimum lot width requirement to allow 2 sf homes)	S. Lin	P/H to 12/11/08 (from 9/24/08)
SE 2008-PR-009 w/ 2232-P07-17 (Providence)	Community Wireless Structures (3457 Gallows Rd)(telecom facility)	S. Battista	P/H to 12/4/08 (from 10/2/08)
2232-L08-9 (Lee)	New Cingular Wireless, T-Mobile, Cricket Communications and LLC/APC Realty and Equipment Company (6500 Byron Avenue, Springfield) (Install a 155' tree monopole with up to 5 provider antenna platforms with a 36' wide by 55' long equipment compound)	A. Capps	P/H to 11/6/08 (from 10/30/08)
SE 2008-MA-020 (Mason)	Woodlake Towers Condominium 6001 Arlington Blvd. (commercial office)	C. DeManche (from 10/16/08)	P/H to 12/3/08

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, OCTOBER 29, 2008**

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, OCTOBER 29, 2008**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, OCTOBER 30, 2008**

- 7:30 p.m.** The Planning Commission met as a “Committee of the Whole” with the History Commission in the Board Conference Room of the Fairfax County Government Center to discuss a proposed amendment (S07-CW-5CP) to the Comprehensive Plan for Heritage Resources.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

S06-IV-S1 – COMPREHENSIVE PLAN AMENDMENT (SPRINGFIELD MALL) –
To amend the Comprehensive Plan concerning approximately 182 acres of land generally located east of Elder Avenue, west of Interstate-95, south of Franconia Road, and north of the Franconia-Springfield Parkway [Tax Map 90-2 ((1)) 40D, 40F, 40G, 46, 50, 51, 51A, 53, 54, 55, 57D, 61C, 62A, 81A, 85B, 86A, 97, 98, 101A1, 101A2, 101B; 90-2 ((11)) 1, 2, 3, 3A, 8; 90-2 ((13)) 1, 2, 3, 4A1, 5A1, and 6], in the Franconia-Springfield Transit Station Area. The proposed Plan amendment focuses on the 80-acre central area of the subject area, which includes the Springfield Mall. The area is planned for retail use of an intensity up to 0.50 FAR (pt.) and up to 0.35 FAR (pt.). The Plan amendment will consider recommending this 80-acre portion of the subject area for a mixed-use town center up to 2.0 FAR. Recommendations relating to the transportation network may also be modified. Copies of the Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing or by visiting <http://www.fairfaxcounty.gov/dpz>. **LEE DISTRICT. APPROVAL RECOMMENDED**

SE 2008-MA-020 – WOODLAKE TOWERS CONDOMINIUM UNIT OWNERS ASSOCIATION – Appl. under Sect. 3-3004 of the Zoning Ordinance to permit offices. Located at 6001 Arlington Blvd. (Units 13A and 13B) on approx. 1,407 sq. ft. zoned R-30. Tax Map 51-4 ((13)) (1) 13A and 13B. **MASON DISTRICT. P/H to 12/3/08**

SEA 2002-MA-003 – T-MOBILE NORTHEAST LLC/TRUSTEES OF THE SLEEPY HOLLOW UNITED METHODIST CHURCH – Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2002-MA-003 previously approved for a church and childcare center with a maximum daily enrollment of 99 students, a telecommunications facility to permit additional antennas on an existing telecommunications facility (monopole), and associated modifications to site design and development conditions. Located at 3435 Sleepy Hollow Rd. on approx. 5.04 ac. of land zoned R-2. Tax Map 60-2 ((33)) 1A and 1B. **MASON DISTRICT. APPROVAL RECOMMENDED**

SEA 97-V-046 – WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 97-V-046 previously approved for a telecommunications facility to permit additional antennas and associated modifications to site design and development conditions. Located at 9102 Richmond Hwy., and 9128 and 9130 Belvoir Ct. on approx. 1.16 ac. of land zoned C-8. Tax Map 109-1 ((1)) 38, 39, and 41. **MOUNT VERNON DISTRICT. APPROVAL RECOMMENDED**

Posted: 10/30/08
Revised: 10/31/08

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 30, 2008

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

DEFERRAL:

SE 2008-MA-020 – WOODLAKE TOWERS CONDOMINIUM UNIT OWNERS’ – **P/H to 12/3/08**
ASSOCIATION

S06-IV-S1 – COMPREHENSIVE PLAN AMENDMENT (SPRINGFIELD MALL) – **APPROVAL**
(Lee District) (Staff: Meghan Van Dam) **RECOMMENDED**

- | | |
|--|---|
| 1. Mark Looney, Esquire
11951 Freedom Drive, Ste. 1500
Reston, VA 20190 | 3. George Abbott
6724 Metropolitan Center Drive
Springfield, VA 22150 |
| 2. Bruce Wright
Fairfax Advocates for Better Bicycling
2079 Cobblestone Lane
Reston, VA 20191 | 4. Roger Diedrich
3322 Prince William Drive
Fairfax, VA 22031 |

SEA 2002-MA-003 – T-MOBILE NORTHEAST LLC & TRUSTEES OF SLEEPY – **APPROVAL**
HOLLOW UNITED METHODIST CHURCH (Staff: William O'Donnell) **RECOMMENDED**

NO SPEAKERS

SEA 97-V-046-02 – WASHINGTON, DC SMSA LIMITED PARTNERSHIP – **APPROVAL**
d/b/a VERIZON WIRELESS (Staff: Kelly Goddard-Sobers) **RECOMMENDED**

NO SPEAKERS