

September 2005

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	5 County Holiday	6	7	8	9	10
11	12 Board of Supervisors Meeting	13	14 Planning Commission Meeting View Agenda View Speaker's List	15 MEETING CANCELLED View Agenda	16	17
18	19	20	21 MEETING CANCELLED	22 Planning Commission Meeting View Agenda View Speaker's List	23	24
25	26 Board of Supervisors Meeting	27	28 Planning Commission Meeting View Agenda View Speaker's List	29 Planning Commission Meeting View Agenda View Speaker's List	30	
			<p>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</p> <p>All Planning Commission Meetings for the month of September will begin at 8:15 pm.</p>			

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 14, 2005**

Posted: 3/30/05
Finalized: 9/15/05

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.

ADMINISTRATIVE ITEMS

Environment Committee, Informational Session on Drainage Divides	9/28/05 at 7:00 pm
Environment Committee Meeting, Stream Protection	10/19/05 at 7:30 pm

CONSENT AGENDA ITEMS

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-H04-27	T-Mobile, 9850 Clarks Crossing Road	Concur

CONSENT AGENDA ITEMS

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-H05-20	Verizon Wireless, 2300 Dulles Corner Boulevard	Concur
FS-S05-14	Fairfax County Park Authority, 4134/4140 West Ox Road	Concur
FS-L05-15	Nextel, 3101 Burgundy Road	Concur

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-MA-008 & FDP 2005-MA-008	FF Realty LLC & Clemente LLC	T. Swagler	P/H held; D/O to 9/22/05
SE 2005-SP-015 & 2232-S05-5	Washington, D.C. SMSA LP DBA Verizon Wireless	J. Moss D. Jillson	Recommended approval Approved
SEA 94-M-047	Saul Subsidiary I LP	T. Swagler	P/H held; D/O to 9/22/05
PCA 99-PR-035	Batal Corbin, LLC	M. Godfrey	P/H held; D/O to 10/6/05 (Moved from 9/22/05)

ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	P/H from 9/22/05 to 10/6/05 (Moved from 7/21/05)
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc.	P. Braham	D/O from 9/15/05 to 9/22/05 (Moved from 7/21/05)
SEA 2002-PR-017 (rehearing)	Capital One Bank	C. Lewis	P/H from 9/15/05 to 9/22/05 (Action on 7/28/05)
RZ 2005-PR-003	Dunn Loring Metro Apartments Partnership	A. Shriber	D/O from 9/22/05 to 10/6/05 (P/H on 7/14/05)
PFM Amendments (Comm. Wilson)	Drainage divides	J. Leavitt	P/H from 9/28/05 to 10/5/05 (Moved from 10/27/05)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 14, 2005
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Posted: 8/12/05

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

- 7:00 p.m.** The Environment Committee will meet in the Board Conference Room to discuss policies and tools for stream protection with members of the Environmental Quality Advisory Council.
- 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

MASON DISTRICT

RZ 2005-MA-008/FDP 2005-MA-008 - FF REALTY AND CLEMENTE LLC - Appls. to rezone from C-3, R-3, SC, HC, and CRD to PRM, SC, HC, and CRD to permit residential development at a density of 57.56 dwelling units per acre (du/ac) including ADUs, a Floor Area Ratio (FAR) of 1.65, and approval of the conceptual and final development plans. Located on the E. side of South George Mason Dr., S. of the Arlington County line and W of S. Fourteenth St. on approx. 7.21 ac. of land. Comp. Plan Rec: option for residential up to 1.45 FAR. Tax Map 62-3 ((1)) 13A, 14, 15, 17, 18, and 19; 62-3 ((7)) 1A, 2A, 3, 4, 5, 6A, 7A, 8, 9, and 10 and portions of Condit Ct., S. Greenbriar St. and related cul-de-sacs public rights-of-way 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 Condit Ct., S. Greenbriar St. and related cul-de-sacs to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) **P/H held; D/O to 9/22/05**

SEA 94-M-047 - SAUL SUBSIDIARY LIMITED PARTNERSHIP - Appl. under Sects. 7-607, 9-620, and 9-622 of the Zoning Ordinance to amend SE 94-M-047 previously approved for a fast food restaurant or drive-in bank in a Highway Corridor Overlay District and a waiver of open space requirements and to amend SE 056-78 previously approved for a waiver of certain sign regulations, to permit building additions, an additional fast food restaurant with drive through, site modifications, reduction in land area, waiver of certain sign regulations and waivers/modifications in a Commercial Revitalization District. Located at 6201 Arlington Blvd. (Seven Corners Shopping Center) on approx. 31.56 ac. of land zoned C-7, HC, SC and CRD. Tax Map 51-3 ((1)) 29, 29A and 51-3 ((16)) (B) 1. **P/H held; D/O to 9/22/05**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 14, 2005
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Posted: 8/12/05

KEY
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D/O – Decision Only

PROVIDENCE DISTRICT

PCA 1999-PR-035 - BATAL CORBIN, LLC - Appl. to amend RZ 1999-PR-035 previously approved for cluster residential development at a density of 1.82 du/ac to permit modification of approved proffers with no changes in density and associated modifications to the site design. Located in the S.W. quadrant of the intersection of Gallows Rd. and Idylwood Rd. on approx. 6.50 ac. of land zoned R-2 Cluster. Comp. Plan Rec: 1-2 du/ac. Tax Map 39-4 ((58)) A, B, and 1 - 14. [P/H held; D/O to 10/6/05](#)

SPRINGFIELD DISTRICT

SE 2005-SP-015 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sect. 3-0C04 of the Zoning Ordinance to replace an existing monopole and related site modifications at a previously approved telecommunication facility. Located at 11116 Henderson Rd. on approx. 3.93 ac. of land zoned R-C and WS. Tax Map 96-1 ((1)) 17. (Concurrent with 2232-S05-5.) [Recommended Approval](#)

2232-S05-5 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to replace an existing monopole and related site modifications at a previously approved telecommunication facility. Located at 11116 Henderson Rd. on approx. 3.93 ac. of land zoned R-C and WS. Tax Map 96-1 ((1)) 17. (Concurrent with SE 2005-SP-015.) [Approved](#)

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, September 14, 2005
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Posted: 9/14/05
Finalized: 9/15/05

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

CONSENT AGENDA ITEM:

FS-H04-27 - T-Mobile, 9850 Clarks Crossing Road

FEATURES SHOWN:

FS-H05-20 - Verizon Wireless, 2300 Dulles Corner Boulevard (Deadline 10/26/05)

FS-S05-14 - Fairfax County Park Authority, 4134/4140 West Ox Road (Deadline 10/29/05)

FS-L05-15 - Nextel, 3101 Burgundy Road (Deadline 9/18/05)

SEA 94-M-047 - SAUL SUBSIDIARY LIMITED PARTNERSHIP P/H held; D/O to 9/22/05

NO SPEAKERS

RZ 2005-MA-008 - FF REALTY AND CLEMENTE LLC
FDP 2005-MA-008 - FF REALTY AND CLEMENTE LLC

P/H held; D/O to 9/22/05
P/H held; D/O to 9/22/05

1. David Green, President
Skyline Village Condominium Association
Board of Directors
3556 S. George Mason Drive, Unit 18
Alexandria, VA 22302

3. James Hurysz
P.O. Box 5191
Arlington, VA 22205

2. William Fry
3560 S. George Mason Drive
Alexandria, VA 22302

4. Chris Colwell
1947 S. George Mason Drive
Alexandria, VA 22302

2232-S05-5 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS [Approved](#)
SE 2005-SP-015 - WASHINGTON, D.C., SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS [Recommended Approval](#)

NO SPEAKERS

PCA 1999-PR-035 - BATAL CORBIN, LLC

P/H held; D/O to 10/6/05

1. Flint Webb
8308 Westchester Drive
Vienna, VA 22182

4. Mike Cavin
8119 Westchester Drive
Vienna, VA 22182

2. Tim Reed
Dunn Loring Woods Civic Association
202 Talahi Road
Vienna, VA 22180

5. Julie Tutwiler
8217 Westchester Drive
Vienna, VA 22182

3. Rebecca Cate, Chairman
Dunn Loring Gardens Civic Association
Board of Directors
8119 Westchester Drive
Vienna, VA 22182

6. Burgess Allison
8301 Westchester Drive
Vienna, VA 22182

7. Wesley Ford
8111 Idylwood Drive
Dunn Loring, VA 22027

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION

Wednesday, September 14, 2005

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Posted: 9/14/05
Finalized: 9/15/05

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

8. Scott Cadle, President
Dunn Loring Gardens Civic Association
8236 Westchester Drive
Vienna, VA 22182

9. Deborah Reyher
8628 Redwood Drive
Vienna, VA 22180

10. Ray Worley
2537 Gallows Road
Dunn Loring, VA 22027

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 15, 2005**

Posted: 01/26/05
Revised: 09/16/05

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

THIS MEETING HAS BEEN CANCELLED

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>
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc.	P. Braham	Moved to 9/22/05 (Moved from 7/21/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
None at this time.			

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2004-PR-044	Wilmorite Property Management, LLC	P. Braham	Moved to 9/22/05
DPA 85-C-088-6 & PCA 85-C-088-8	Boston Properties Limited Partnership	R. Coyle	Moved to 9/29/05
DPA 85-C-088-5 & PCA 85-C-088-7	Boston Properties Limited Partnership	C. Belgin	Moved to 11/17/05
RZ 2005-LE-010 & FDP 2005-LE-010	Eastwood Properties, Inc.	S. Williams	Moved to 11/17/05
SE 2005-MV-017	Kevin J. O'Neill	C. Lewis	Moved to indefinitely
Public Facilities Manual Amendment (Low impact Development)		J. Freidman	Moved to indefinitely
RZ/FDP 2004-LE-043	Eastwood Properties, Inc.	P. Braham	Moved to 11/16/05 (Moved from 7/14/05)
RZ 2005-DR-009 & FDP 2005-DR-009	Winchester Homes	C. Lewis	Moved to 1/19/06
SEA 2002-PR-017 (rehearing)	Capital One Bank	C. Lewis	Moved to 10/6/05 (Action on 7/28/05)
SE 2005-LE-011 (CRD)	Jennings Motor Company	S. Williams	Withdrawn (Moved from 7/28/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, September 15, 2005

Posted: 8/12/05

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

THIS MEETING HAS BEEN CANCELLED.

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

LEE DISTRICT

SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.
- Appl. under Sect. 3-104 of the Zoning Ordinance to permit an addition to an existing private club. Located at 7701 Beulah St. on approx. 6.22 ac. of land zoned R-1. Tax Map 99-2 ((1)) 50.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

SE 2005-LE-011 - JENNINGS MOTOR COMPANY, INC. - Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a vehicle light service establishment and waivers and modifications in a Commercial Revitalization District to include a parking reduction. Located at 7039 Old Keene Mill Rd. on approx. 2.71 ac. of land zoned C-6, HC, SC and CRD. Tax Map 80-3 ((1)) 6.

PROVIDENCE DISTRICT

SEA 2002-PR-017 - CAPITAL ONE BANK - Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 2002-PR-017 previously approved for a waiver of certain sign regulations to permit additional sign area. Located at 1680 Capital One Dr. on approx. 26.21 ac. of land zoned C-3 and HC. Tax Map 29-4 ((5)) A2.

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 21, 2005

*Posted: 6/3/05
Revised: 8/23/05*

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

NOTE: MEETING CANCELLED

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 FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-007	Korean Central Presbyterian Church Trustees	T. Swagler	Moved to 11/2/05 Moved from 6/29/05

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 22, 2005

Posted: 04/04/05
Revised: 9/29/05

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.

PUBLIC INFORMATION SESSIONS

Drainage Divides – September 28, 2005 at 7:00 PM, Conference Room 2/3
Zoning/Cochran Decision – September 28-29, 2005 & October 6 & 11, 2005

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B05-30	DPWES, Fred's Oak Rd.	W. Hagan	Concur

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc.	P. Braham	Approval Recommended (Moved from 9/15/05)
RZ 2005-MA-008 & FDP 2005-MA-008	FF Realty LLC & Clemente LLC	T. Swagler	Approval Recommended (P/H held 9/14/05)
SEA 94-M-047	Saul Subsidiary I LP	T. Swagler	Approval Recommended (P/H held 9/14/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-SU-007	Carl Bernstein, Trustee and Horacio Magalhaes, Trustees	A. Shriber	P/H to 10/19/05 (Moved from 7/27/05)

ITEMS DEFERRED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-DR-006 & FDP 2005-DR-006	Basheer/Edgemoore-Moutoux, LLC	P. Braham	P/H to 9/29/05
2232-D04-15	Verizon	A. Capps	P/H to 11/17/05 (Moved from 7/13/05)
SE 2005-LE-018	Branch Banking & Trust Company of Virginia	C. Lewis	P/H to 9/29/05 (Moved from 7/28/05)
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	P/H to 10/6/05 (Moved from 7/21/05)
RZ 2005-PR-003	Dunn Loring Metro Apartments Partnership	A. Shriber	D/O to 10/6/05 (P/H on 7/14/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, September 22, 2005
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Posted: 8/23/05
Revised: 9/23/05

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

**NOTE: THE PLANNING COMMISSION DID NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 21, 2005.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 22, 2005**

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

ITEM SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP - Appl. to rezone from R-20 to R-30 to permit residential development at a density of 34.28 dwelling units per acre (du/ac) including bonus density for ADU's, and waiver of minimum district size. Located on the E. side of Gallows Rd. and approx. 200 ft. S. of Park Tower Dr. on approx. 38,114 sq. ft. of land. Comp. Plan Rec: 35-40 du/ac. Tax Map 49-2 ((1)) 41. **DEFERRED TO 10/6/05**

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

RZ 2005-DR-006/FDP 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC - Appls. to rezone from R-A and R-1 to R-1 (11.20 ac.) and PDH-1 (57.97 ac.) to permit residential development at a density of 0.27 dwelling units per acre (du/ac) within the R-1 portion and 0.98 du/ac within the PDH-1 portion and approval of the conceptual and final development plans within the PDH-1 portion. Located 600 ft. S. of Leesburg Pke. and W. of Beulah Rd. on approx. 69.17 ac. of land. Comp. Plan Rec: .2 - .5 du/ac (approx. 12.02 acres) and .5 – 1 du/ac (approx. 57.15 acres), private open space and private recreation. Tax Map (RZ) 19-1 ((3)) 2Z pt.; 19-3 ((1)) 5, 8, 9Z, 11A and 42Z pt. Tax Map (FDP) 19-1 ((3)) 2Z pt., 8, 9Z pt. and 42Z pt. **DEFERRED TO 9/29/05**

2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS - Appl. to develop a telecommunications facility consisting of an 85-foot simulated-tree monopole, an equipment building, and 12 antenna, located at 1139 Walker Road,

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, September 22, 2005
Page 2 of 2**

*Posted: 8/23/05
Revised: 9/23/05*

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

northeast of the intersection of Walker Road and Colvin Run Road. Tax Map 12-4 ((1)) 0065. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. **DEFERRED TO 11/17/05**

LEE DISTRICT

SE 2005-LE-018 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a drive-in bank. Located at 7025 A Manchester Blvd. on approx. 1.32 ac. of land zoned C-8. Tax Map 91-1 ((12)) N pt. **DEFERRED TO 9/29/05**

MOUNT VERNON DISTRICT

RZ 2004-MV-011 - COLCHESTER LAND COMPANY LLC - Appl. to rezone from I-4 to I-5 to permit office/retail uses with an overall Floor Area Ratio (FAR) of 0.32. Located in the W. quadrant of the intersection of Richmond Hwy. and Furnace Rd. on approx. 1.95 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 113-3 ((1)) 5H1. (Concurrent with PCA 89-V-062-2 and SE 2004-MV-011.) **DEFERRED TO 10/6/05**

PCA 89-V-062-2 - COLCHESTER LAND COMPANY LLC - Appl. to amend the proffers for RZ 89-V-062 previously approved for office and industrial uses to permit deletion of land area and increase in the permitted percentage of office area with an overall Floor Area Ratio (FAR) of 0.22. Located generally in the N.E., N.W., S.E. and S.W. quadrants of where Furnace Rd. crosses under Henry G. Shirley Memorial Hwy. (I-95) at the Fairfax/Prince William County lines on approx. 98.97 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 113-3 ((1)) 5A, 5C, 5D, 5F, 5H1, 5H2 and 5H3. (Concurrent with RZ 2004-MV-011 and SE 2004-MV-011.) **DEFERRED TO 10/6/05**

SE 2004-MV-011 - COLCHESTER LAND COMPANY LLC - Appl. under Sect. 5-504 of the Zoning Ordinance to permit fast food restaurants, quick service food stores and retail uses. Located in the W. quadrant of the intersection of Richmond Hwy. and Furnace Rd. on approx. 1.95 ac. of land zoned I-5. Tax Map 113-3 ((1)) 5H1. (Concurrent with RZ 2004-MV-011 and PCA 89-V-062-2.) **DEFERRED TO 10/6/05**

SULLY DISTRICT

RZ 2005-SU-007 - CARL BERNSTEIN, TRUSTEE AND HORACIO MAGALHAES, TRUSTEES - Appl. to rezone from R-1 and WS to R-8 and WS to permit residential development at a density of 6.29 dwelling units per acre (du/ac). Located on the E. side of O'Day Dr. approx. 1,000 ft. N. of its intersection with Lee Hwy. on approx. 1.75 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 54-3 ((2)) 47. **DEFERRED TO 10/19/05**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, September 22, 2005

Posted: 09/22/05
Revised: 9/23/05

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

DEFERRALS:

RZ 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC - P/H to 9/29/05
FDP 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC - " "

RZ 2004-MV-011 - COLCHESTER LAND COMPANY LLC - P/H to 10/6/05
SE 2004-MV-011 - COLCHESTER LAND COMPANY LLC - " "
PCA 89-V-062-2 - COLCHESTER LAND COMPANY LLC - " "

RZ 2005-PR-003 - DUNN LORING METRO APARTMENT PARTNERSHIP (P/H on 7/14/05)
- D/O to 10/6/05

2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
- P/H to 11/17/05

RZ 2005-SU-007 - CARL BERNSTEIN, TRUSTEE AND HORACIO MAGALHAES, TRUSTEES
- P/H to 10/19/05

SE 2005-LE-018 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA - P/H to 9/29/05

DECISIONS ONLY:

SE 2004-LE-033 - FRANCONIA LODGE#646, LOYAL ORDER OF MOOSE, INC. (P/H on 3/9/05)

SEA 94-M-047 - SAUL SUBSIDIARY LIMITED PARTNERSHIP (P/H on 9/14/05)

RZ 2005-MA-008 - FF REALTY AND CLEMENTE LLC (P/H on 9/14/05)
FDP 2005-MA-008 - FF REALTY AND CLEMENTE LLC " "

FEATURES SHOWN:

FS-B05-30 - DPWES, 5939 Fred's Oak Road (Deadline 10/9/05)

NO PUBLIC HEARINGS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 28, 2005

Posted: 04/15/05
Revised: 9/29/05

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.

PUBLIC INFORMATION SESSIONS

Drainage Divides – September 28, 2005 at 7:00 PM, Conference Room 2/3
Zoning/Cochran Decision – September 28-29, 2005 & October 6 & 11, 2005

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-MA-038	Moon Sik Park	K. Crookshanks	Approval Recommended (P/H on 7/13/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-SU-011	Renaissance at Rugby Road LLC	A. Shriber	D/O to 10/5/05
RZ 2005-SU-013 & FDP 2005-SU-013	Renaissance Housing Corporation	T. Swagler	D/O to 10/5/05
CSPA 87-S-039-3	Custom Signs Today – Glenn McGee	J. Moss	Approved
SE 2005-DR-016	BB&T of Virginia	J. Papp	Approval Recommended (Deferred from 9/14/05)

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-SP-012	Jeffrey A. Goldberg	C. Lee	Moved to 10/19/05
SE 2004-SP-024	Amerada Hess Corporation	A. Shriber	Application Withdrawn (Moved from 6/15/05)
RZ/FDP 2002-HM-043, PCA 79-C-037-5 & SE 2002-HM-046	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	K. Abrahamson	Moved to 11/2/05
PFM Amendments (Comm. Wilson)	Drainage divides	J. Leavitt	Moved to 10/5/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 28, 2005**

*Posted: 9/8/05
Revised: 9/29/05*

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

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

ITEM SCHEDULED FOR DECISION ONLY

MASON DISTRICT

RZ 2004-MA-038 - MOON SIK PARK - Appl. to rezone from C-6, HC, SC and CRD to C-7, HC, SC and CRD to permit commercial development with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Little River Tnpk. approx. 400 ft. E. of its intersection with Backlick Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 71-1 ((1)) 115A and 116B. **APPROVAL RECOMMENDED.**

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

SE 2005-DR-016 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a drive-in bank. Located at 2148 Centreville Rd. on approx. 1.14 ac. of land zoned C-6. Tax Map 16-1 ((1)) 7B pt. **APPROVAL RECOMMENDED.**

SPRINGFIELD DISTRICT

CSPA 87-S-039-3 - CUSTOM SIGNS TODAY - GLENN MCGEE - Appl. to amend the previously approved Comprehensive Sign Plan for RZ 87-S-039 to permit a revised comprehensive sign plan for mixed use development. Located N. of Monument Dr., S. side of Random Hills Rd. and E. of Summit Heights Wy. on approx. 45.35 ac. of land zoned PDC. Tax Map 56-2 ((1)) 1C. **APPROVED.**

SULLY DISTRICT

RZ 2005-SU-013/FDP 2005-SU-013 - RENAISSANCE HOUSING CORP. A/K/A RENAISSANCE HOLDINGS CORPORATION - Appls. to rezone from R-1 and HC to PDH-3 and HC to permit residential development at a density of 3.6 dwelling units per acre (du/ac), including bonus density for ADUs and approval of the conceptual and final development plans. Located on the N. side of Lee Jackson Memorial Hwy approx. 675 ft. W. of Rugby Rd. on approx. 30.56 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 45-2 ((1)) 1A. **D/O TO 10/5/05.**

RZ 2005-SU-011 - RENAISSANCE AT RUGBY ROAD II, LLC - Appl. to rezone from R-1, HC, and WS to R-5, HC, and WS to permit residential development at a density of 4.9 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Rugby Rd. and Lee Jackson Memorial Hwy. on approx. 6.93 ac of land. Comp. Plan Rec: 1-2 du/ac with an option for 4-5 du/ac. Tax Map 45-2 ((2)) 2, 3, 4 and 30. **D/O TO 10/5/05.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, September 28, 2005

Posted: 09/28/05
Revised: 09/29/05

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

DECISION ONLY:

RZ 2004-MA-038 - MOON SIK PARK (P/H on 7/13/05)

DEFERRAL:

PUBLIC FACILITIES MANUAL AMENDMENT (DRAINAGE DIVIDES) (Wilson) - P/H to 10/5/05

CSPA 87-S-039-3 - CUSTOM SIGNS TODAY - GLENN MCGEE

NO SPEAKERS

RZ 2005-SU-013- RENAISSANCE HOUSING CORP. A/K/A RENAISSANCE HOLDINGS CORP.
FDP 2005-SU-013 - RENAISSANCE HOUSING CORP. A/K/A RENAISSANCE HOLDINGS CORP.

RZ 2005-SU-011 - RENAISSANCE AT RUGBY ROAD II, LLC

- | | |
|---|---|
| 1. James Tobin
12753 Lavender Keep Circle
Fairfax, VA 22033 | 3. Paul Johnson
12744 Lavender Keep Circle
Fairfax, VA 22033 |
| 2. John Guevara, President
Fair Woods Homeowners Association
3913 Collis Oak Court
Fairfax, VA 22033 | 4. Dave Golden
Fairfax Church of Christ
13732 Rosetree Court
Chantilly, VA 20151 |
| | 5. Rodney Hardman
12975 Ridgemist Lane
Fairfax, VA 22033 |

SE 2005-DR-016 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 29, 2005**

Posted: 04/1105
Revised: 9/30/05

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 to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-MV-001 & FDP 2005-MV-001	Brookfield Ridge Road, LLC	K. Crookshanks	D/O TO 10/19/05 (PH held on 7/13/05)
RZ/FDP 2003-MV-060	D. R. Horton, Inc.	R. Coyle	D/O TO 10/19/05 (PH held on 7/14/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-020 & 2232-Y05-10	Whole World Fellowship & Church at Northern Virginia, Dominion Christian	C. Lewis	APPROVAL REC APPROVED
SEA 93-H-060	Commerce Bank, N.A.	S. Williams	APPROVAL REC
2232-D05-14	Nextel Communications	D. Jillson	APPROVED
RZ 2005-DR-006 & FDP 2005-DR-006	Basheer/Edgemoore-Moutoux, LLC	P. Braham	D/O TO 10/6/05 (P/H from 9/22/05)
SE 2005-LE-018	Branch Banking & Trust Company of Virginia	C. Lewis	APPROVAL REC (Moved from 9/22/05)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2004-PR-005 & RZ 2004-PR-005	Way of Faith Christian Training Center, Inc.	S. Williams	P/H Moved to 10/6/05
PCA 92-P-036	Jean M. McMahon, Tina Ejtemia & Vafa Mostaghim	C. Lewis	P/H Moved to 10/6/05
FDPA 74-4-005 (Lee)	McShay Homes LLC	P. Braham	P/H Moved to date TBA
SE 2004-MV-032	Kristen and James Baldwin	C. Lee	P/H Moved to date TBA
DPA 85-C-088-6 & PCA 85-C-088-8	Boston Properties Limited Partnership	R. Coyle	P/H Moved to 11/17/05
SEA 82-C-063-4	H.B.L. Incorporated	C. Lewis	P/H Moved to 11/17/05

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 29, 2005
Page 1 of 2**

*Posted: 9/8/05
Revised: 9/30/05*

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

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

ITEMS SCHEDULED FOR DECISION ONLY

MOUNT VERNON DISTRICT

RZ 2005-MV-001/FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.99 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A and 69. **D/O DEFERRED TO 10/19/05**

RZ 2003-MV-060/FDP 2003-MV-060 - D.R. HORTON, INC. - Appls. to rezone from R-1 and HD to PDH-8 and HD to permit residential development at a density of 5.79 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Telegraph Rd. approximately 1,000 ft. N. of its intersection with Richmond Hwy. on approx. 12.79 ac. Of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 108 -1 ((1)) 12, 13, 14, 15 and 16; 108-1 ((3)) 1, 2 and 2A. **D/O TO 10/19/05**

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

2232-D05-14 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. - Appl. to construct a Distributive Antenna System telecommunications facility in the Great Falls area, consisting of antennas, aerial fiber optic cable, and conversion boxes attached to 29 existing or extended wood utility poles in the public rights-of-way for portions of Beach Mill Rd., Georgetown Pi., Old Dominion Dr., River Bend Rd., Seneca Rd., Springvale Rd., Swinks Mill Rd., and Utterback Store Rd., and an equipment hub facility located in existing commercial office space at 774B Walker Rd., Great Falls. Portions of Tax Maps 2-4, 3-3, 3-4, 6-2, 6-4, 7-1, 7-2, 7-3, 7-4, 8-1, 8-2, 13-2, 13-4, 14-3, 20-1, 20-2, 20-4, and 21-1 (Va. Dept. of Transportation rights-of-way); Tax Map 13-1 ((9)) 774B. Areas II and III. **APPROVED**

HUNTER MILL DISTRICT

SEA 93-H-060 - COMMERCE BANK, NA - Appl. under Sect. 6-304 of the Zoning Ordinance to amend SE 93-H-060 previously approved for a service station and quick service food store to permit deletion of the previously approved uses and permit a drive-in bank. Located in the N.E. quadrant of the intersection of Baron Cameron Ave. and Bennington Woods Rd. on approx. 1.50 ac. of land zoned PRC. Tax Map 17-1 ((7)) 4D2. **APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 29, 2005
Page 2 of 2

Posted: 9/8/05
Revised: 9/30/05

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

SULLY DISTRICT

SE 2005-SU-020 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC - Appl. under Sect. 3-E04 of the Zoning Ordinance for an existing church and private school of general education to permit an increase in students up to 135 and to permit the addition of a telecommunications facility. Located at 10922 Vale Rd. on approx. 17.95 ac. of land zoned R-E. Tax Map 37-1 ((1)) 17 and 17A. (Concurrent with 2232-Y05-10.) **APPROVAL RECOMMENDED**

2232-Y05-10 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA, DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to develop a telecommunications facility consisting of a 148-foot simulated tree monopole and associated equipment for multiple carriers, located at 10922 Vale Road, between its intersection with Berryland Drive and Valestra Court. Tax Map 37-1 ((1)) 0017. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. (Concurrent with SE 2005-SU-020.) **APPROVED**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, September 29, 2005

Posted: 09/29/05
Revised: 09/30/05

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

DECISIONS ONLY:

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD (P/H on 7/13/05) **DEFER D/O TO 10/19/05**
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD " "

DEFERRALS:

RZ 2003-MV-060- D.R. HORTON, INC. (P/H on 7/14/05) - **D/O to 10/19/05**
FDP 2003-MV-060 - D.R. HORTON, INC. " " - " "

FEATURES SHOWN:

FS-H05-23 - Omnipoint, Frying Pan Park (Deadline 11/17/05)
FS-P05-25 - Nextel, 11250 Waples Mill Road (Deadline 10/6/05)

SEA 93-H-060 - COMMERCE BANK, NA

APPROVAL RECOMMENDED

SE 2005-LE-018 - BRANCH BANKING & TRUST COMPANY OF VIRGINIA

APPROVAL RECOMMENDED

2232-D05-14 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. **APPROVED**

- | | |
|---|---|
| 1. James Robertson
McLean Citizens Association
7209 Evans Mill Road
McLean, VA 22101 | 2. Don Frank
9489 Oak Falls Court
Great Falls, VA 22066 |
|---|---|

SE 2005-SU-020 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA,
DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC

2232-Y05-10 - WHOLE WORLD FELLOWSHIP & CHURCH AT NORTHERN VIRGINIA,
DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWER, LLC (Sully District)

APPROVAL RECOMMENDED

- | | |
|--|---|
| 1. Robert Fritz
2709 Verily Court
Oakton, VA 22124 | 2. Judy Caplan
2131 Twin Mill Lane
Oakton, VA 22124 |
|--|---|

**PLANNING COMMISSION AGENDA/SPEAKERS LIST
THURSDAY, SEPTEMBER 29, 2005**

Page 2

RZ 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC
FDP 2005-DR-006 - BASHEER-EDGEMOORE-MOUTOUX, LLC

DECISION ONLY TO 10/6/05

1. Robert Norcross
9712 Spring Ridge Lane
Vienna, VA 22182
2. Marion Erickson, President
Blueberry Hill Community Association
9692 Farmside Place
Vienna, VA 22182
3. Gene O'Brien
Spring Ridge Community
9714 Spring Ridge Lane
Vienna, VA 22182
4. Remo Perini
1415 Rosewood Hill Drive
Vienna, VA 22182
5. James Smith
9816 Spring Ridge Lane
Vienna, VA 22182
6. Arthur Ingberman
9704 Mossy Stone Court
Vienna, VA 22182

7. Jeff O'Connell
9706 Spring Ridge Lane
Vienna, VA 22182
8. Erica Kenney
9720 Spring Ridge Lane
Vienna, VA 22182
9. Chuck Clopton
9818 Spring Ridge Lane
Vienna, VA 22182
10. Grady Carlson
9718 Spring Ridge Lane
Vienna, VA 22182
11. James Robertson
McLean Citizens Association
7209 Evans Mill Road
McLean, VA 22101
12. Jack WilbErn
9687 Farmside Place
Vienna, VA 22182
13. Julia Rose
10201 Westford Drive
Vienna, VA 22182
14. Hannah Newcomb
9627 Leesburg Pike
Vienna, VA 22182