

September 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>
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3	4 LABOR DAY COUNTY HOLIDAY	5	6	7 TOD Committee Mtg 7:30 pm at Franconia Governmental Center	8	9
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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
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 6, 2006**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, SEPTEMBER 6, 2006 AND THURSDAY, SEPTEMBER 7, 2006.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 7, 2006**

7:30 p.m. The Transit-Oriented Development Committee will meet in the Helen Wilson Room of the Franconia Governmental Center, 6121 Franconia Road, Alexandria, Virginia 22310, to conduct its second Citizen's Panel to discuss perspectives on transit-oriented development.

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA & ACTIONS
Wednesday, September 13, 2006**

Posted: 2/24/06
Revised: 9/14/06

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

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>PC Action</u>
FSA-B01-18-1 (Braddock)	Nextel	10697 Braddock Road	Concur
FS-L06-40 (Lee)	FiberTower	7936 Telegraph Road	Concur
FS-L06-41 (Lee)	FiberTower	3900 San Leandro Place	Concur
FS-V06-43 (Mount Vernon)	FiberTower	8303 Backlick Road	Concur

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Chesapeake Bay Map Amendments (Countywide)		J. Friedman (Commissioner Alcorn)	Recommend approval
FDP 2005-MV-001 (Mount Vernon)	Brookfield (Option A)	K. Abrahamson	Approved
PCA 2003-SU-040 (Sully)	WMH, LLC	J. Papp	Recommend approval (Moved from 7/27/06)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Note</u>
PCA 2006-DR-014 SE 2006-DR-007 (Dransville)	Commerce Bank, N.A. 725 Walker Road	C. Lee	P/H to 9/20/06
2232-MD06-10 (Dransville)	Metro (Dulles Metrorail Extension)	D. Jillson	P/H to 11/2/06
RZ/FDP 2005-PR-039, PCA/FDPA 88-P-030 (Providence)	Dunn Loring Metro, LLC	A. Shriber	P/H to 11/2/06 (P/H from 5/31/06)
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	P/H to 11/9/06 (P/H from 9/14/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 13, 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

CHESAPEAKE BAY MAP RESOURCE PROTECTION AMENDMENTS - To amend the map of Chesapeake Bay Preservation Areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, VA (County Code). The proposed amendments revise the Resource Protection Area (RPA) boundaries and depiction of perennial streams on the adopted map of Chesapeake Bay Preservation Areas on map sheets 30-2, 41-1, and 91-4. The proposed change to map sheet 30-2 will reduce the width of the RPA along a perennial stream segment that runs generally parallel to and east of Pathfinder Lane from Pathfinder Lane to Old Dominion Drive. The proposed change to map sheet 41-1 will extend the existing perennial stream designation and associated RPA that runs generally parallel to and north of Overbrook Street upstream to Powhatan Street. The proposed changes to map sheet 91- 4 will add a new perennial stream segment and associated RPA that runs generally perpendicular to Telegraph Road southwest of Roxann Road and Wickford Drive, two new stream segments and associated RPAs east of Telegraph Road and southwest of Wickford Drive, and a new stream segment and associated RPA in Wickford Park. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. Copies of the aforementioned amendments to the map of Chesapeake Bay Preservation Areas are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. For the convenience of the public, copies of the map will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC - Appl. to permit approval of the final development plan. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land zoned PDH-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A, and 69. **MOUNT VERNON DISTRICT.**

PCA 2003-SU-040 - WMH, LLC - Appl. to amend the proffers for RZ 2003-SU-040 previously approved for commercial development with an overall floor area ratio of 0.17 to permit proffer modifications. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. and E. of Stonecroft Blvd. on approx. 3.0 ac. of land zoned C-6, AN, and WS. Comp. Plan Rec: Mixed Use. Tax Map 44-3 ((6)) 21A2. **SULLY DISTRICT.**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 13, 2006**

CONSENT AGENDA ITEM:

FS-V06-43 - FiberTower Corporation, 8303 Backlick Road (Deadline 9/13/06)

FEATURES SHOWN:

FS-L06-41 - FiberTower Corporation, 3900 San Leandro Place (Deadline 9/13/06)

FS-L06-40 - FiberTower Corporation, 7936 Telegraph Road (Deadline 9/13/06)

FSA-B01-18-1 - Nextel Comm. of the Mid-Atlantic, Inc., 10697 Braddock Road (Deadline 9/14/06)

PCA 2003-SU-040 - WMH, LLC

NO SPEAKERS

FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (Rehearing of Option A)

1. Diana Taylor
4842 Cherokee Avenue
Alexandria, VA 22312

CHESAPEAKE BAY MAP RESOURCE PROTECTION AMENDMENTS (Alcorn)

1. Bill Frazer
Broyhill McLean Estates HOA
1403 Pathfinder Lane
McLean, VA 22101
2. Charles R. Bertsch
2128 Powhatan Street
Falls Church, VA 22043
3. Glenn Ovrevik, President
Telegraph Road Citizens Association
7912 Telegraph Road
Alexandria, VA 22315
4. Mike Rolband
Wetlands Studies and Solutions, Inc.
6285 Clifton Road
Clifton, VA 20124
5. Flint Webb
8308 Westchester Drive
Vienna, VA 22182
6. Romulo Gallegos
7221 Wickford Drive
Alexandria, VA 22315

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA ACTIONS

Thursday, September 14, 2006

Posted: 3/31/06
Updated: 10/4/06

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

The items listed below were acted upon by the Planning Commission 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 ITEMS

FS-B06-45 (T-Mobile at 8506 Cydesdale Road) **Approved**
(Braddock)

Architectural renderings for Dulles Corner Overlook Towers **Approved**
(Hunter Mill)

FS-M06-39 (Fiber Tower Corporation at 3601 Firehouse Lane) **Approved**
(Mason)

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Countywide)	Residential Parking	D. Pesto (Commissioner Alcorn)	D/O to 10/12 (P/H from 9/28/06)
CSPA 84-L-020 (Lee)	Kingstowne Office K, LP	S. Williams	Approved (P/H from 10/5/06)

D/O ITEMS MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR-05-III-1FC (Springfield)	Francis McDermott	Leanna Hush	D/O to 9/21/06 (From 7/26/06)
APR-05-III-3FC (Springfield)	Francis McDermott	Leanna Hush	D/O to 9/21/06 (From 7/26/06)

P/H ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-BR-004 (Braddock)	7-Eleven, Inc.	J. Thompson	P/H to 10/12/06
RZ 2006-LE-010 (Lee)	Ramada Family, Inc.	S. Williams	Moved to 10/26/06
RZ/FDP 2006-LE-006 & (Lee)	Nazir & Ashraf Bhagat	C. Lewis	P/H to 10/26/06 (P/H from 6/14/06)
RZ 2006-PR-012 (Providence)	CB Companies, Inc.	C. Lee	Moved to 9/13/06
RZ 2006-PR-008 (Providence)	Chalice Crest, L.C.	S. Williams	P/H to 11/15/06 (P/H from 6/14/06)
SE 2006-PR-009 (Providence)	Tyson's Telecom Center, LC; JDB Springhill LLC; Springhill	C. Lewis	P/H to 10/11/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 14, 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

APR 05-III-1FC - Located at 56-1 ((1)) 47G1, 47H, 47I, 47J, 47K, 47L, 47P, 47Q, 47R, 47S, 47T. **Adopted Plan:** Land Unit P2: Baseline: office up to 0.25 FAR, residential 4-8 du/ac; Intermediate: office/mix up to 0.28 FAR; Overlay: office/mix up to 0.35 FAR, Hotel-300 rooms. Options for 0.50 and 0.70 FAR at the Overlay Level. **Nominated Plan:** Overlay option for mixed use, including office, hotel, retail, and restaurant, up to 1.0 FAR. **SPRINGFIELD DISTRICT.**

APR 05-III-3FC - Located at part of Fair Lakes Development: E and W of Fairfax County Pkwy. between Fair Lakes Pkwy. and Fair Lakes Circle, S of Monument Dr., N of I-66, also N of I-66, S of Fair Lakes Circle. **Adopted Plan:** Land Unit G: Overlay: office/mix up to 0.25 FAR; Land Unit H1, H2: Overlay H1, W portion H2: office/mix up to 0.25 FAR; Land Unit I3: Overlay: office/mix up to 0.25 FAR. **Nominated Plan:** Overlay level option for mixed use including residential, retail, hotel, and office uses up to an average 0.60 FAR for five areas (densities proposed vary for each area). **SPRINGFIELD DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

CSPA 84-L-020 - KINGSTOWNE OFFICE K, LP - Appl. to amend the previously approved Comprehensive Sign Plan for CSP 84-L-020 to permit a revised comprehensive sign plan for the Kingstowne Towne Center, Building K. Located on the S. side of Kingstowne Village Pkwy., N. of Kingstowne Blvd. on approx. 2.37 ac. of land zoned PDC. Tax Map 91-2 ((1)) 36H. **LEE DISTRICT.**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 14, 2006**

DEFERRALS:

APR 05-III-1FC (Springfield District) (P/H on 6/22/06) - D/O to 9/21/06

APR 05-III-3FC (Springfield District) (P/H on 6/22/06) - D/O to 9/21/06

ADMINISTRATIVE:

Review of architectural renderings (PCA 86-C-029-10, PCA 88-C-066-5, PCA 1996-HM-044-3), Dulles Corner Overlook Towers (Hunter Mill District)

CONSENT AGENDA ITEM:

FS-B06-45 – T-Mobile, 8506 Clydesdale Road

FEATURES SHOWN:

FS-M06-39 - FiberTower Corporation, 3601 Firehouse Lane (Deadline 11/12/06)

CSPA 84-L-020 - KINGSTOWNE OFFICE K, LP

No speakers

ZONING ORDINANCE AMENDMENT (PARKING RATES FOR CERTAIN RESIDENTIAL USES)
(Alcorn)

1. Douglas Stewart
Great Falls Group of the
Sierra Club Virginia Chapter
10822 Maple Street
Fairfax, VA 22030
2. Cheryl Cort
Washington Regional Network for Livable Communities
4000 Albemarle St, NW, Suite 305
Washington, DC 20009
3. Hillary Zahm
Cooley Godward
4. George Lamb
Environmental Quality Advisory Council

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA ACTIONS
Wednesday, September 20, 2006**

*Posted: 4/28/06
Revised: 10/4/06*

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

The items listed below were acted on by the Planning Commission. 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.

DECISIONS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR 05-I-20A & APR-05-I-21A (Mason)	Sheri Hoy Mark Anstine	K. Newtonson K. Newtonson	Denied Denied

FEATURE SHOWN ACTIONS

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>PC Action</u>
FS-H06-35 (Hunter Mill)	Fiber Tower	10907 Sunset Hills Road	Approved
FS-Y06-26 (Sully)	T-Mobile	4050 Westfax Drive	Approved

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-PR-008 (Providence)	Sonic Development, LLC	A. Shriber	Recommend approval
RZ 2006-SP-011 (Springfield)	Habitat for Humanity of Northern Virginia, Inc.	J. D. Moss	Recommend approval (P/H from 7/27/06)
SE 2005-SU-031 (Sully)	Unicorp National Developments	A. Shriber	Defer D/O to 9/21/06 (Moved from 7/13/06)

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	P/H to 10/18 then 11/16/06 (P/H from 9/13/06)
RZ 2006-HM-001 (Hunter Mill)	Heritage Fellowship United Church of Christ	T. Strunk	P/H to 9/21 then 9/28/06 (P/H from 6/14/06)
RZ/FDP 2005-LE-021 (Lee)	Michael & Joanne Curtiss	P. Braham	P/H to 11/15/06
RZ/FDP 2005-PR-041 (Providence)	Merrifield Mixed Use LLC	J. Papp	P/H to 11/15/06
SE 2006-SP-010 (Springfield)	Chevy Chase Bank, F.S.B.	T. Strunk	P/H to 9/21 then 10/25/06
2232-S06-3 (Springfield)	T-Mobile Northeast LLC	L. Hush	P/H to 10/25/06
PCA 2003-SU-040 (Sully)	WMH, LLC	J. Papp	P/H to 7/27/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 20, 2006**

- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss procedures to amend the Comprehensive Plan for that portion of the County impacted by the Base Realignment and Closure.
- 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

Mason District

APR 05-I-20A - Located at 71-2 ((1)) 36, 43A; 71-2 ((10)) 17A; 71-2 ((13)) All. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 8-12 du/ac.

APR 05-I-21A - Located at 71-2 ((1)) 36; 71-2 ((10)) 17A; 71-2 ((13)) 1. **Adopted Plan:** Residential 1-2 du/ac. **Nominated Plan:** Residential 8-12 du/ac.

ITEMS SCHEDULED FOR PUBLIC HEARING

Dranesville District

- **PCA 2006-DR-014 - COMMERCE BANK, NATIONAL ASSOCIATION** - Appl. to permit the establishment of proffers regarding open space. Located on the N. side of Walker Rd. approx. 300 ft. W. of its intersection with Georgetown Pi. on approx. 2.02 ac. of land zoned R-E and C-8. Comp. Plan Rec: .2-.5 du/ac. Tax Map 13-1 ((1)) 10. (Concurrent with SE 2006-DR-007.)
- **SE 2006-DR-007 - COMMERCE BANK, NA** - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a drive-in bank. Located at 725 Walker Rd. on approx. 42,759 sq. ft. of land zoned C-8. Tax Map 13-1 ((1)) 10 pt. (Concurrent with PCA 2006-DR-014.)

Providence District

- **SE 2006-PR-008 - SONIC DEVELOPMENT, LLC** - Appl. under Sects. 4-804 and 5-504 of the Zoning Ordinance to permit a vehicle sale, rental, and ancillary service establishment. Located at 2924 Prosperity Ave and 8427 Lee Hwy. on approx. 2.9 ac. of land zoned C-8, I-5, and HC. Tax Map 49-3 ((1)) 41A and 42.

Springfield District

- **RZ 2006-SP-011 - HABITAT FOR HUMANITY OF NORTHERN VIRGINIA, INC.** - Appl. to rezone from R-1 and WS to R-20 and WS to permit residential development at a density of 17.7 dwelling units per acre (du/ac) and a waiver of minimum district size. Located in the N.W. quadrant of the intersection of Lee Hwy. and Stevenson St. on approx. 22,338 sq. ft. of land. Comp. Plan Rec: Fairfax Center Area: 20 du/ac (at the overlay level). Tax Map 56-2 ((3)) 2.

Sully District

- **SE 2005-SU-031 - UNICORP NATIONAL DEVELOPMENTS, INC.** - Appl. under Sects. 4-804 and 7-607 of the Zoning Ordinance to permit a drive-through pharmacy and drive-in bank in a Highway Corridor Overlay District. Located at 13928 Lee Hwy. on approx. 3.67 ac. of land zoned C-8, HC, SC, and WS. Tax Map 54-4 ((1)) 47A, 50, 55, 56, and 57.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday September 20, 2006

Posted: 9/20/06
Revised: 9/21/06

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

DECISIONS ONLY:

APR 05-I-20A (Mason District) (P/H on 6/28/06)

APR 05-I-21A (Mason District) (P/H on 6/28/06)

DEFERRALS:

PCA 2006-DR-014 - COMMERCE BANK, NATIONAL ASSOCIATION - P/H to 11/16/06

SE 2006-DR-007 - COMMERCE BANK, NA - P/H to 11/16/06

FEATURES SHOWN:

FS-H06-35 - FiberTower Corporation, 10907 Sunset Hills Road (Deadline 11/12/06)

FS-Y06-26 - T-Mobile Northeast, LLC, 4050 Westfax Drive (Deadline 10/21/06)

SE 2006-PR-008 - SONIC DEVELOPMENT, LLC

NO SPEAKERS

SE 2005-SU-031 - UNICORP NATIONAL DEVELOPMENTS, INC.

NO SPEAKERS

RZ 2006-SP-011 - HABITAT FOR HUMANITY OF NORTHERN VIRGINIA, INC.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA ACTIONS

Thursday, September 21, 2006

Posted: 4/6/06
Revised: 9/26/06

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

Below are the actions taken by the Planning Commission on the items scheduled for PH 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.

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P06-50 (Providence)	National Capital Region	D. Marshall	Approved
D/O: APR-05-III-1FC (Springfield)	Francis McDermott	Leanna Hush	Approve Alternative Text (D/O from 7/26 & 9/14/06)
D/O: APR-05-III-3FC (Springfield)	Francis McDermott	Leanna Hush	Approve Alternative Text (D/O from 7/26 & 9/14/06)
D/O: SE 2005-SU-031 (Sully)	Unicorp National Developments	A. Shriber	Recommend approval (D/O from 9/20/06)
P/H: PFM Amendments (Countywide)	N/A (Misc. minor revisions)	J. Leavitt (Commissioner Hart)	Recommend approval
P/H: PCA 83-C-021 & FDPA 83-C-021 (Sully)	Atlantic Realty Companies	T. Strunk	Recommend approval (PH from 7/27/06)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2006-HM-001 (Hunter Mill)	Heritage Fellowship United Church of Christ	T. Strunk	P/H to 9/28/06 (P/H from 9/20/06)
RZ/FDP 2005-LE-025 (Lee)	Midtown Springfield LLC	P. Braham	P/H to 11/16/06 (P/H from 6/15/06)
PCA 2001-PR-040 SEA 01-P-034 (Providence)	1960 Gallows Road LLC	P. Braham	Withdrawn (P/H from 9/21/06)
RZ 2006-PR-013 & SE 2006-PR-005 (Providence)	Washington Property Company	A. Hushour	P/H to 11/30/06
SE 2006-SP-010 (Springfield)	Chevy Chase Bank, F.S.B.	T. Strunk	P/H to 10/25/06 (P/H from 9/20/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 21, 2006**

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to discuss the Phase II draft recommendations of the process to amend the Transportation Plan Map.
- 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

Countywide

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS - To amend the Public Facilities Manual (PFM) and Chapters 101 (Subdivision Ordinance) and 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The proposed amendments are related to extending the allowable timing for pre-construction conferences; codifying the requirement for a certification by a surveyor that subdivision monuments have been installed; implementing stricter bond requirements for developers that are in default; requiring a notification and replacement agreement when a developer's surety falls below the minimum rating standard and eliminating the processing fee for the replacement agreement. In addition, editorial changes are being made including adjusting an inspection fee for consistency between the Zoning, Subdivision, and Erosion and Sediment Control Ordinances. Pursuant to authority granted by *Virginia Code* Sections 15.2-107, 15.2-2204, 15.2-2286(A)(6), the amendment proposes to decrease a fee charged by Land Development Services, Department of Public Works and Environmental Services, which is charged under Chapter 112, Article 17-109 (Zoning Ordinance) of the County Code of Virginia related to inspections. The proposed amendment decreases the fee from \$215 to \$210 for each inspection following a violation. Copies of the aforementioned amendments may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public a copy of the amendments will be available for inspection at the County's Regional and Community Public Libraries.

Sully District

PCA 83-C-021/FDPA 83-C-021 - ATLANTIC REALTY COMPANIES, INC. - Appls. to amend the proffers and final development plan for RZ 83-C-021 previously approved for commercial development to permit mixed use development with an overall floor area ratio of 0.25 (including electric substation). Located at the N.W. corner of the intersection of Lee Jackson Memorial Hwy. and Fair Ridge Dr. on approx. 35.39 ac. of land zoned PDC, HC, and WS. Comp. Plan Rec: Mixed Use at 0.25 FAR. Tax Map 46-3 ((1)) 15A and 15B.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday September 21, 2006

Posted: 9/21/06
Revised: 9/22/06

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

DECISIONS ONLY:

APR 05-III-1FC (Springfield District) (P/H on 6/22/06)
APR 05-III-3FC (Springfield District) (P/H on 6/22/06)
SE 2005-SU-031 - UNICORP NATIONAL DEVELOPMENTS, INC (P/H on 9/20/06)

FEATURE SHOWN:

FS-P06-50 - National Capital Region (NCR) Interoperability Program, 4100 Chain Bridge Rd.

PUBLIC FACILITIES MANUAL AND COUNTY CODE AMENDMENTS

NO SPEAKERS

PCA 83-C-021 - ATLANTIC REALTY COMPANIES, INC. (Sully District)
FDPA 83-C-021 - ATLANTIC REALTY COMPANIES, INC. (Sully District)

1. Dan Sherman
12243 Ox Hill Road
Fairfax, VA
2. Tom Kollaja
3879 Alder Woods Court
Fairfax, VA 22033
3. Guo Liang
12508 Flatwood Circle
Fairfax, VA 22033

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA ACTIONS

Wednesday, September 27, 2006

Posted: 4/21/06
Revised: 9/28/06

KEY
A/A – Administrative Action
P/H – Public Hearing
D/O – Decision Only

Listed below are the actions taken by the Planning Commission on items scheduled for administrative action, P/H or D/O 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.

FEATURES SHOWN

FS-L06-49 (Lee District)	T-Mobile (5850 Tilbury Road)	Approved
FS-S06-46 (Springfield District)	Nextel (11209 Fairfax Station Road)	Approved
FS-S06-53 (Springfield District)	T-Mobile (13122 Moore Road)	Approved
FS-S-6-55 (Springfield District)	T-Mobile (7008 Elkton Drive)	Approved

PUBLIC HEARINGS

<u>Application</u>	<u>Topic</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Countywide)	Fence Heights	D. Pesto (Commissioner Hart)	Recommend approval
ZO Amendment (Countywide)	Archaeological Survey Submission Requirements	C. Chambers (Commissioner Alcorn)	Recommend approval
ZO Amendment (Countywide)	Condominium Associations as Applicants	P. Mathis (Commissioner Alcorn)	Recommend approval

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Topic</u>	<u>Staff</u>	<u>Schedule Notes</u>
ZO Amendment (Countywide)	Carport Enclosures/Pop-ups	D. Pesto (Commissioner Hart)	P/H to 10/26/06
ZO Amendment (Countywide)	Building Heights	L. Johnson	CANCELLED

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 27, 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 PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (FENCE AND/OR WALL HEIGHT) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Allow the Board of Zoning Appeals (BZA) to approve a special permit to allow for an increase in height for a fence and/or wall in any front yard subject to the following: (a) The maximum fence and/or wall height shall not exceed six feet and shall be ineligible for an administrative height increase; (b) The sight distance requirements must be met; (c) The height increase shall be based upon such factors to include the orientation and location of the principal structure, the orientation and location of nearby off-site structures, topography, presence of multiple front yards, and concerns related to safety and/or noise; (d) The proposed fence and/or wall 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 in terms of location, height, bulk, scale, and any historic designations; (e) The BZA may impose such conditions it deems necessary to ensure compliance with these criteria; and (f) Special permit plat and architectural submission requirements are established; (2) Allow the Zoning Administrator to administratively approve up to a 10 percent increase in fence and/or wall height for an existing structure provided that: (a) The sight distance requirements are met; (b) The increase in height is due to variations in topography on the site or of the fence materials; (c) Any existing noncompliance was done in good faith and through no fault of the property owner; (d) Such fence and/or wall height increase shall not be detrimental to the use and enjoyment of other properties in the vicinity; and (e) All such requests shall be accompanied by illustrations supporting the need for the height increase and identifying the location(s) for which relief is sought; (3) Provide that fence posts not wider than six inches by six inches, finials, post caps, lighting fixtures, or similar features as determined by the Zoning Administrator, may exceed the maximum height of any fence and/or wall by not more than nine inches provided they are spaced an average distance of six feet apart and a minimum distance of three feet apart; and (4) Pursuant to authority granted by the Sect. 15.2-2286(A)(6) of the *Code of Virginia*, establish special permit applications fees of \$295 for an increase in fence and/or wall height for a single family dwelling lot and \$2,645 for an increase in fence and/or wall height for all other uses, and for amendments to previously approved proffered conditions, development plans, final development plans, conceptual development plans, concurrent conceptual/final development plans, special permits, and special exceptions establish an application fee of \$295 for an increase in fence and/or wall height for a single family dwelling lot and \$2,645 for an increase in fence and/or wall height for all other uses. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

ZONING ORDINANCE AMENDMENT (CONDOMINIUM APPLICANTS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Clarify who may file a special permit, special exception, rezoning, development plan, variance, sign permit, Building Permit and Non-Residential/Residential Use Permit application, submit a site plan, sign proffered conditions in condominium developments as follows: (1) During the time period the declarant (developer) has a right to create additional units or to complete the common elements, the declarant has the authority to execute, file, and process any site plan, parking tabulation, application for special permit, special exception, variance, or rezoning, to include a development plan, conceptual development plan, final development plan, generalized development plan, or proffered conditions with respect to the common elements or a plan/application affecting more than one unit. (2) Once the declarant no longer has the right to create additional units or to complete common elements, the unit owners' association, as defined in the Virginia Condominium Act, has the authority to execute, file, and process any site plan, parking tabulation, application for special permit, special exception, variance, or rezoning, to include a development plan, conceptual development plan, final development plan, generalized development plan, or proffered conditions with respect to the common elements or a plan/application affecting more than one unit. (3) A site plan, application for

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 27, 2006**

Page 2

special permit, special exception, variance, or rezoning to include a development plan, conceptual development plan, final development plan, generalized development plan, or proffered conditions affecting only one unit may be filed by the unit owner. (4) For purposes of obtaining Building Permits, Residential Use Permits or Non-Residential Use Permits, and sign permits, the unit owner, including the declarant if the declarant is the unit owner, shall apply for permits for the unit, and the unit owners' association must apply for permits for common elements. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

ZONING ORDINANCE AMENDMENT (ARCHAEOLOGICAL SURVEY SUBMISSION REQUIREMENTS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Add an Archaeological Survey Data Form submission requirement for all rezoning, development plan, special exception, special permit, special exception, and variance applications located wholly or partially within, or contiguous to, a Historic Overlay District and resulting in 2,500 square feet or more of land disturbing activity; and add a Phase I Archaeological Survey submission requirement for such application properties determined to have a low or medium to high probability to yield significant archaeological resources. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 27, 2006**

CONSENT AGENDA ITEMS:

FS-L06-49 - T-Mobile Northeast LLC, 5850 Tilbury Road (Deadline 12/11/06)

FS-S06-46 - Nextel Comm. of the Mid-Atlantic, Inc., 11209 Fairfax Station Road (Deadline 12/21/06)

FEATURES SHOWN:

FS-S06-53 - T-Mobile Northeast LLC, 13122 Moore Road (Deadline 12/21/06)

FS-S06-55 - T-Mobile Northeast LLC, 7008 Elkton Drive (Deadline 10/14/06)

ZONING ORDINANCE AMENDMENT (FENCE AND/OR WALL HEIGHT) (Hart)

- | | |
|---|--|
| 1. Robert Sues
3228 Highland Lane
Fairfax, VA 22031 | 4. Eugene Olmi
2100 Windsor Road
Alexandria, VA 22307 |
| 2. Sarah McDade
8502 Crestview Drive
Fairfax, VA 22031 | 5. Justin McFadden
7884 Train Court
Dunn Loring, VA 22027 |
| 3. Steve DelBianco, Land Use Chair
Fairfax County Federation of Citizens
Associations
1920 Virginia Avenue
McLean, VA 22101 | 6. Scott Peterson
6113 Hannover Avenue
Springfield, VA 22150 |
| | 7. Alice Malone
5620 Overly Drive
Alexandria, VA 22310 |

ZONING ORDINANCE AMENDMENT (CONDOMINIUM APPLICANTS) (Alcorn)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (ARCHAEOLOGICAL SURVEY SUBMISSION REQUIREMENTS) (Alcorn)

1. Eileen Watson, Chair of Environmental Committee
Northern Virginia Building Industry Association (NVBIA)
7221 Pinewood Street
Falls Church, VA 22046
2. Larry Baldwin
13708 Leland Road
Centreville, VA 20120

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 28, 2006

Posted: 4/19/06
Revised: 9/14/06

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.

MEETING CANCELLED

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

<u>Application</u>	<u>Applicant/Topic</u>	<u>Staff</u>	<u>Schedule Notes</u>
2232-B06-1 (Braddock)	T-Mobile Northeast LLC (NVCC)	D. Marshall	P/H to 10/5/06 (P/H from 7/20/06)
ZO Amendment (Countywide)	Residential Parking	D. Pesto (Commissioner Alcorn)	Moved to 9/14/06
RZ 2006-HM-001 (Hunter Mill)	Heritage United Church	T. Strunk	Moved to 10/12/06
PCA 82-L-087-2 (Lee)	Willow Creek Community Association	J. Thompson	P/H to 10/5/06
RZ 2005-LE-010 (Lee)	Eastwood Properties, Inc.	S. Williams	Deferred Indefinitely (Moved from 6/1/06)
RZ/FDP 2004-LE-043 (Lee)	Eastwood Properties, Inc.	S. Williams	Deferred Indefinitely (Moved from 6/1/06)
RZ 2005-MV-031 SE 2005-MV-029 (Mount Vernon)	Winchester Homes, Inc.	C. Lewis	Deferred Indefinitely (P/H from 6/15/06)
RZ 2005-SP-033 (Springfield)	Centerpointe Church at Fair Oaks (Legato Road)	T. Strunk	P/H to 11/16/06 (P/H from 3/29/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 28, 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

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. **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.**

RZ 2005-LE-010 - EASTWOOD PROPERTIES, INC. - Appl. to rezone from R-1 to R-8 to permit residential development at a density of 5.9 dwelling units per acre (du/ac) and waiver of minimum district size. Located on the S.W. corner of Beulah St. and Alforth Ave. on approx. 2.55 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1 ((1)) 14, 15, 16, and 17. **LEE DISTRICT.**

RZ 2004-LE-043/FDP 2004-LE-043 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 7.8 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Franconia Springfield Pkwy. approx. 1,000 ft. W. of Beulah St. on approx. 2.32 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1 ((1)) 12, 18, 19, and 20. **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*.) **LEE DISTRICT.**