

# September 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.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	<b>1</b> <b>LABOR DAY HOLIDAY</b>	<b>2</b>	<b>3</b> NO PC MEETING	<b>4</b> NO PC MEETING	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b> NO PC MEETING	<b>11</b> <i>View Agenda</i> <i>View Speakers List *</i>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b> NO PC MEETING	<b>18</b> <i>View Agenda</i> <i>View Speakers List *</i>	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> <i>View Agenda</i> <i>View Speakers List *</i>	<b>25</b> <i>View Agenda</i> <i>View Speakers List *</i>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>				

**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: 6/30/08  
Revised: 9/12/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, September 11, 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**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Chesapeake Bay Map Amendment (TM 47-2; 110-1) (Providence and Mount Vernon)	J. Friedman	<b>D/O to 9/18/08</b> (P/H on 7/24/08)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2008-SP-014 (Springfield)	Little Acorn Patch, LTD 6226 Rolling Road (child care center)	C. Demanche	<b>APPROVAL REC.</b>
SE 2008-SP-015 (Springfield)	SUNTRUST BANK, INC. (13035 B Lee Jackson Memorial Highway) (drive-in financial institution)	C. DeManche	<b>APPROVAL REC.</b>
2232-D08-8 (Dranesville)	NewPath Networks LLC (Great Falls Distributed Antenna System)	D. Jillson	<b>APPROVED</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
SE 2007-MA-034 (Mason)	Commerce Bank, N.A. (7208 Little River Turnpike) (drive-in bank, modifications & waiver Of min. lot width requirement)	S. McKnight	<b>P/H to 11/6/08</b> (from 3/13/08)
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	<b>P/H to 10/16/08</b>
SEA 95-P-045 (Providence)	Aircell, LLC 1753 Pinnacle Drive (for waiver of certain Sign regulations to permit a telecom facility)	S. Lin	<b>P/H to 10/2/08</b>
SEA 94-P-040 (Providence)	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	<b>P/H to 11/19/08</b> (from 7/24/08)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, SEPTEMBER 10, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, SEPTEMBER 10, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, SEPTEMBER 11, 2008**

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

**ITEM SCHEDULED FOR DECISION ONLY**

**CHESAPEAKE BAY MAP AMENDMENTS** – To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The proposed amendments revise the Resource Protection Area (RPA) boundaries and depiction of perennial streams on the adopted map of the Chesapeake Bay Preservation Areas on map sheets 47-2 and 110-1. The proposed change to map sheet 47-2 will add a new perennial stream segment and pond with associated RPAs that begin near Hunter Mill Road and run in a southwesterly direction between Marbury Road and Mystic Meadow Way to a point of confluence with an existing perennial stream. The proposed change to map sheet 110-1 corrects the location of a stream segment near the intersection of Adrienne Drive and Old Mill Road that is piped for approximately 450 feet where it crosses Adrienne Drive and the location of the pipe's outfall. The proposed amendment removes the RPA from over the top of the piped segment of the stream. 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, Virginia 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. **MOUNT VERNON AND PROVIDENCE DISTRICTS. D/O to 9/18/08**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**2232-D08-8 – NEWPATH NETWORKS, LLC/NEW CINGULAR WIRELESS PCS, LLC** –Appl. by AT&T Mobility Corporation to expand a Distributed Antenna System (DAS) in Great Falls by adding 2 antenna nodes collocated on 2 replacement poles in VA Department of Transportation right-of-way for Georgetown Pike. Portions of Tax Maps 13-4 and 14-3. Areas II and III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **DRANESVILLE DISTRICT. APPROVED**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 11, 2008**

**Page 2**

**SEA 94-P-040 – RP MRP TYSONS, LLC** – Appl. under Sects. 4-304, 9-607, and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for increase in building height, radio and television broadcasting facilities, microwave facilities, satellite earth stations, and helistop and waiver of certain sign regulations to permit additional uses and associated modifications to site design and development conditions. Located at 7940 Jones Branch Dr. on approx. 7.67 ac. of land zoned C-3. Tax Map 29-2 ((15)) C2. **PROVIDENCE DISTRICT.**  
**P/H to 11/19/08**

**SE 2008-SP-015 – SUNTRUST BANK, INC.** – Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in financial institution. Located at 13035B Lee Jackson Memorial Hwy. on approx. 23,043 sq. ft. of land zoned C-6, HC, and WS. Tax Map 45-1 ((1)) 10C pt. **SPRINGFIELD DISTRICT. APPROVAL REC.**

**SE 2008-SP-014 – LITTLE ACORN PATCH, LTD.** – Appl. under Sect. 4-604 of the Zoning Ordinance to permit a child care center with a maximum daily enrollment of 89 children. Located at 6226 Rolling Rd. on approx. 6.89 ac. of land zoned C-6 and HC. Tax Map 79-3 ((4)) 42 and 43. **SPRINGFIELD DISTRICT. APPROVAL REC.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 11, 2008**

**DECISION ONLY:**

CHESAPEAKE BAY MAP AMENDMENTS (TM 110-1 & TM 47-2) (Mount Vernon & Providence Districts) (P/H on 7/24/08) - **D/O to 9/18/08**

**DEFERRAL:**

SEA 94-P-040 - RP MRP TYSONS, LLC – **P/H to 11/19/08**

**CONSENT AGENDA ITEM: CONCUR**

FS-M08-17 – FiberTower, 6800 Versar Center (Deadline: 9/30/08)

**FEATURES SHOWN: CONCUR**

FS-D08-26 – FiberTower, Old Dominion Drive & I-495 (Deadline: 9/30/08)

FS-L08-33 – AT&T Mobility, 5971 Kingstowne Village Parkway (Deadline: 11/01/08)

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2232-D08-8 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC  
(Staff: David Jillson) **APPROVED**

NO SPEAKERS

SE 2008-SP-015 – SUNTRUST BANK, INC. (Staff: Chris DeManche) **APPROVAL REC**

NO SPEAKERS

SE 2008-SP-014 – LITTLE ACORN PATCH, LTD. (Staff: Chris DeManche) **APPROVAL REC**

NO SPEAKERS

Posted: 6/3008  
Revised: 9/19/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, September 18, 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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 92-P-001-5 RZ 2008-PR-011 (Providence)	The Mitre Corporation (south of Dolley Madison Blvd West of Anderson Rd )(To add 4 <sup>th</sup> office bldg/remove app. Westgate Proffers)	P. Braham	<b>APPROVAL REC</b> <b>APPROVAL REC</b> (P/H on 7/31/08)
SEA 83-D-030-8 (Dranesville)	The Madeira School, Inc. 8328, 8134 Georgetown Pike (to permit site modifications)	J. Thompson	<b>D/O to 10/16/08</b> (P/H on 6/26/08) (D/O from 7/31/08)
Chesapeake Bay Map Amendment (TM 47-2; 110-1) (Providence and Mount Vernon)		J. Friedman	<b>APPROVAL REC</b> (P/H on 7/24/08)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2008-DR-006 (Dranesville)	VISIONONLINE, INC. (SE quadrant of intersection of Jordan Lane And Seneca Road)(Residential from R-1 & C-8 To C-8)	T. Strunk	<b>APPROVAL REC</b>
ZO Amendment (Sargeant)	Civil Penalties/Appeal Period	B. Parson	<b>APPROVAL REC</b>
FDPA 2002-HM-043/ SEA 2002-HM-046 (Hunter Mill)	CTD-Arrowhead Centre, LLC (SW quadrant of intersection of Dulles A/P Access Rd & Centreville Rd)(to permit fast Food restaurants)	W. O'Donnell	<b>APPROVED</b> <b>APPROVAL REC</b>
PCA C-696-7/ SE 2008-HM-018 (Hunter Mill)	Dulles Development. LLC (2320/2323,2330,2333 Dulles Station Blvd.) (fast food restaurant)	W. O'Donnell	<b>APPROVAL REC</b> <b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2008-PR-004 (Providence)	JPI Development Services, L.P. Leesburg Pike and Tyco Road (mixed use development)	S. Williams	<b>P/H to 10/1/08</b>
S06-IV-S1/ BRAC 08-IV-6FS (Springfield)	Plan Amendment & BRAC APR (Springfield Mall Cases)	M. Van Dam	<b>P/H to 9/24/08</b>
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	<b>P/H to 10/22/08</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, SEPTEMBER 17, 2008**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, SEPTEMBER 17, 2008**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, SEPTEMBER 18, 2008**

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to discuss riparian buffers and follow up on the stakeholders meetings.
- 8:15 p.m.** The Planning Commission Parliamentarian set the order for the following agenda items.

**ITEMS 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. D/O to 10/16/08**

**PCA 92-P-001-05 – THE MITRE CORPORATION** – Appl. to delete 19.61 acres of land from RZ 92-P-001 previously approved for commercial development and the proffers associated with that approval. Located at the S. terminus of Colshire Dr., S. of Dolley Madison Blvd. and W. of Anderson Rd. on approx. 19.61 ac. of land zoned C-3 and HC. Comp. Plan Rec: Office. Tax Map 30-3 ((28)) 3A1 and 4A3. (Concurrent with RZ 2008-PR-011.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**RZ 2008-PR-011 – THE MITRE CORPORATION** – Appl. to rezone from C-3 and HC to C-3 and HC with new proffers and to permit an additional office building which would result in an FAR of 1.0 within the application property. Located at the S. terminus of Colshire Dr., S. of Dolley Madison Blvd. and W. of Anderson Rd. on approx. 19.61 ac. of land. Comp. Plan Rec: Office. Tax Map 30-3 ((28)) 3A1 and 4A3. (Concurrent with PCA 92-P-001-05.) **PROVIDENCE DISTRICT. APPROVAL RECOMMENDED**

**CHESAPEAKE BAY MAP AMENDMENTS** – To amend Chapter 118 (Chesapeake Bay Preservation Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The proposed amendments revise the Resource Protection Area (RPA) boundaries and depiction of perennial streams on the adopted map of the Chesapeake Bay Preservation Areas on map sheets 47-2 and 110-1. The proposed change to map sheet 47-2 will add a new perennial stream segment and pond with associated RPAs that begin near Hunter Mill Road and run in a southwesterly direction between Marbury Road and Mystic Meadow Way to a point of confluence with an existing perennial stream. The proposed change to map sheet 110-1 corrects the location of a stream segment near the intersection of Adrienne Drive and Old Mill Road that is piped for approximately 450 feet where it crosses Adrienne Drive and the location of the pipe's outfall. The proposed amendment removes the RPA from over the top of the piped segment of the stream. 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, Virginia 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. **MOUNT VERNON AND PROVIDENCE DISTRICTS. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**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](http://www.fairfaxcounty.gov/dpz), under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL RECOMMENDED**

**RZ 2008-DR-006 – VISIONONLINE, INC.** – Appl. to rezone from R-1 and C-8 to R-1 to permit residential development at a density of 0.96 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Jordan La. and Seneca Rd. on approx. 2.09 ac. of land. Comp. Plan Rec: 0.2-0.5 du/ac and retail/other. Tax Map 6-4 ((12)) 8. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

**FDPA 2002-HM-043 – CTD ARROWBROOK CENTRE, LLC** – Appl. to amend the final development plans for RZ 2002-HM-043 previously approved for mixed-use development to permit site modifications and associated changes to development conditions. Located in the S.W. quadrant of the intersection of the Dulles Airport Access Rd. and Centreville Rd. on approx. 14.34 ac. of land zoned PDC. Tax Map 16-3 ((1)) 39A1 and 39A2. (Concurrent with SEA 2002-HM-046.) **HUNTER MILL DISTRICT. APPROVED**

**SEA 2002-HM-046 – CTD ARROWBROOK CENTRE, LLC** – Appl. under Sect. 6-205 of the Zoning Ordinance to amend SE 2002-HM-046 previously approved for uses in a floodplain to permit fast food restaurants and associated modifications to site design and development conditions. Located in the S.W. quadrant of the intersection of the Dulles Airport Access Rd. and Centreville Rd. on approx. 9.18 ac. of land zoned PDC. Tax Map 16-3 ((1)) 39A2. (Concurrent with FDPA 2002-HM-043.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**PCA-C-696-07 – DULLES DEVELOPMENT, LLC** – Appl. to amend RZ C-696 previously approved for mixed-use development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 0.99. Located S. of Sunrise Valley Dr. on both sides of Dulles Station Blvd. and Sayward Blvd. on approx. 35.94 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 2A, 2B, 3A, 5A,

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 18, 2008**

**Page 3**

**SE 2008-HM-018 – DULLES DEVELOPMENT, LLC** – Appl. under Sect. 6-205 of the Zoning Ordinance to permit fast food restaurants in residential buildings. Located at 2320, 2323, 2330, and 2333 Dulles Station Blvd. on approx. 20.25 ac. of land zoned PDC. Tax Map 15-4 ((5)) 2A, 2B, 3A, 7A1, 7A2, and 8A. (Concurrent with PCA-C-696-07.) **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

Posted: 9/18/08  
Revised: 9/19/08

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 18, 2008**

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

**DECISIONS ONLY:**

RZ 2008-PR-011 – THE MITRE CORPORATION (P/H on 7/31/08) – **APPROVAL REC**  
PCA 92-P-001-05 – THE MITRE CORPORATION (P/H on 7/31/08) – **APPROVAL REC**

CHESAPEAKE BAY MAP AMENDMENTS (TM 110-1 & TM 47-2) – **APPROVAL REC**  
(P/H on 7/24/08) (Mount Vernon & Providence Districts)

**DEFERRAL:**

SEA 83-D-030-08 – THE MADEIRA SCHOOL, INC. (P/H on 6/26/08) – **D/O to 10/16/08**

**CONSENT AGENDA ITEMS: CONCUR**

FS-M08-52 – Cricket Communications, 6800 Versar Center (Deadline: 10/15/08)  
FS-L08-47 – Cricket Communications, 6700 Springfield Center Drive (Deadline: 11/9/08)

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**ZONING ORDINANCE AMENDMENT (APPEAL PERIOD AND CIVIL – APPROVAL REC**  
**PENALTIES)** (Tim Sargeant) (Staff: Brian Parsons)

**RZ 2008-DR-006 – VISIONONLINE, INC.** (Staff: Tracy Strunk) – **APPROVAL REC**

**SEA 2002-HM-046 – CTD ARROWBROOK CENTRE, LLC** – **APPROVAL REC**  
**FDPA 2002-HM-043 – CTD ARROWBROOK CENTRE, LLC** – **APPROVED**  
(Staff: William O'Donnell)

**PCA-C-696-07 – DULLES DEVELOPMENT, LLC** – **APPROVAL REC**  
**SE 2008-HM-018 – DULLES DEVELOPMENT, LLC** – **APPROVAL REC**  
(Staff: William O'Donnell)

Posted: 6/30/08  
Revised: 9/25/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, September 24, 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**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
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	<b>P/H to 10/16/08</b>
PCA 93-V-028-2 SE 2007-MV-031 (Mount Vernon)	Lorton Corner Road, LLC Drive-in Bank/Drive thru Pharmacy (NE Quadrant at intersection of Lorton Road and Richmond Highway)	S. Williams	<b>APPROVAL REC.</b> (from 7/31/08)
Code Amendments (Commissioner Hart)	Tree Conservation Ordinance	M. Knapp	<b>D/O to 10/2/08</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
S08-IV-RH1 (Lee)	Plan Amendment (NW quadrant Beulah St. & Telegraph Rd. area) (Hilltop Sand & Gravel property)	A. Klibaner	<b>P/H to 10/16/08</b>
S06-IV-S1/ BRAC 08-IV-6FS (Springfield)	Plan Amendment & BRAC APR (Springfield Mall Cases)	M. Van Dam	<b>P/H to 10/30/08</b> (from 9/18/08)
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	<b>P/H to 10/30/08</b> (from 6/25/08)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, SEPTEMBER 24, 2008**

- 7:00 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room of the Fairfax County Government Center to discuss proposed amendments to the Zoning Ordinance regarding Telecommunications and Angle of Bulk Plane.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**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. D/O to 10/2/08**

**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.

**SE 2007-DR-025 – MR. MOSTAFA AND DR. LILY NADIMI** – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 8325 Old Dominion Dr. on approx. 5.0 ac. of land zoned R-E. Tax Map 20-3 ((2)) 2.

**DRANESVILLE DISTRICT. P/H to 10/30/08**

**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. P/H to 10/16/08**

**PCA 93-V-028-02 – LORTON CORNER ROAD LLC** – Appl. to amend the proffers for RZ 93-V-028 previously approved for retail development with an overall Floor Area Ratio (FAR) of 0.19 to permit site modifications. Located in the N.E. quadrant of the intersection of Lorton Rd. and Richmond Hwy. on approx. 3.69 ac. of land zoned C-5. Comp. Plan Rec: Retail and Other. Tax Map 108-3 ((1)) 2 and 3; 108-3 ((2)) 2, 5, and 6 and a portion of Lorton Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with SE 2007-MV-031.) (Approval of this application may enable the vacation and/or abandonment of a portion of the public right-of-way for Lorton Rd. to proceed under Section 33.1-155 of the *Code of Virginia*.) **MOUNT VERNON DISTRICT. APPROVAL REC.**

**SE 2007-MV-031 – LORTON CORNER ROAD LLC** – Appl. under Sect. 4-504 of the Zoning Ordinance to permit drive-in financial institution and drive-through pharmacy. Located at 7621 and 7637 Lorton Rd. and 9260, 9360, and 9372 Richmond Hwy. on approx. 3.56 ac. of land zoned C-5. Tax Map 108-3 ((1)) 2 and 3; 108-3 ((2)) 2, 5, and 6 and a portion of Lorton Rd. public right-of-way to be vacated and/or abandoned. (Concurrent with PCA 93-V-028-02.) (Approval of this application may enable the vacation and/or abandonment of a portion of the public right-of-way for Lorton Rd. to proceed under Section 33.1-155 of the *Code of Virginia*.) **MOUNT VERNON DISTRICT. APPROVAL REC.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, SEPTEMBER 24, 2008**

**DEFERRALS:**

SE 2008-LE-013 - CHEVY CHASE BANK, F.S.B. – **P/H to 10/16/08**

SE 2007-DR-025 - MR. MOSTAFA AND DR. LILY NADIMI – **P/H to 12/11/08**

**CONSENT AGENDA ITEM: CONCUR**

FS-P08-70 - Cricket Communications, 1751 Pinnacle Drive (Deadline: 11/06/08)

**FEATURE SHOWN: CONCUR**

FS-Y08-36 - Fairfax County Dept. of Public Works & Environmental Services, 12300 Lee Jackson Memorial Highway (Fair Oaks Police and Fire & Rescue Station) (Deadline: 12/08/08)

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PCA 93-V-028-02 - LORTON CORNER ROAD, LLC **APPROVAL REC**

SE 2007-MV-031 - LORTON CORNER ROAD, LLC (Staff: St. Clair Williams) **APPROVAL REC**

NO SPEAKERS

COUNTY CODE AND PUBLIC FACILITIES MANUAL AMENDMENTS (TREE CONSERVATION ORDINANCE) (Commissioner Hart) (Staff: Michael Knapp) **DEFER D/O TO 10/02/08**

1. Marvin Wilson, 11th Congressional District Rep.  
Virginia Forestry Board  
12860 Mill House Court  
Woodbridge, VA 22192
  
2. Linda Burchfiel  
1605 Maddux Lane  
McLean, VA 22101

Posted: 6/30/08  
Revised: 9/26/08

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, September 25, 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 ADMINISTRATIVE ACTION**

North County APR                      Nomination Screening for Sully,  
Providence, Dranesville, Hunter Mill Districts

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
AR 83-S-007-3 (Springfield)	Mary E. Hampshire, Victoria Anna Hampshire, Gifford Ray Hampshire (6301/6295 Newman Road) (agricultural and forestal district renewal)	S. Battista	<b>APPROVAL REC.</b>
AR 83-D-006-3 (Dranesville)	Cajoll Company (9809 Arnon Chapel Road) (agricultural and forestal district renewal)	S. Battista	<b>APPROVAL REC.</b>
AR 91-D-008-2 (Dranesville)	Helen R. Hill Trust (10500 Leesburg Pike) (Renewal of A&F District use)	S. Battista	<b>APPROVAL REC.</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
AR 83-S-008-3 (Springfield)	Carol C. Mattusch and Richard S. Mason (12301 Fairfax Station Road) (agricultural and forestal district renewal)	S. Battista	<b>P/H to 10/16/08</b>
SE 2008-MA-002 (Mason)	Aaron & Mary E. Samson 6020 Leesburg Pike (Car Wash)	T. Strunk	<b>P/H to 01/29/09</b> (from 7/10/08)
SE 2008-MA-011 (Mason)	Washington Baptist University, Inc. (4300 Evergreen Lane)(for college university)	S. Johnson	<b>P/H to 01/08/09</b>
SE 2007-SP-020 (Springfield)	Myung C. Cho Pastor, Capital Presbyterian Korean Church (5428 Ox Road) (for 192 seat sanctuary & meeting rooms)	T. Strunk	<b>Indef Deferred</b> (from 7/10/08)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, SEPTEMBER 25, 2008**

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

**ITEM SCHEDULED FOR DECISION ONLY**

**NORTH COUNTY AREA PLANS REVIEW (APR) SCREENING** – The Planning Commission will review nominations that have been accepted by staff as satisfying all applicable submission requirements and make one of the following determinations:

- Forward the nomination for public hearing by the Planning Commission as part of the scheduled APR process;
- Forward the nomination for public hearing by the Planning Commission but defer it to a special study separate from the scheduled APR process; or
- Not forward the nomination

This screening session is open to the public, but no public testimony will be allowed at this juncture in the process.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**AR 91-D-008-02 – HELEN R. HILL TRUST** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 10500 Leesburg Pike on approx. 36.103 ac. of land zoned R-A. Tax Map 12-4 ((1)) 46Z. **DRANESVILLE DISTRICT. APPROVAL REC.**

**AR 83-D-006-03 – CAJOLL COMPANY AND JOHN W. HANES III TRUST** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 9809 Arnon Chapel Rd. on approx. 57.38 ac. of land zoned R-E. Tax Map 8-3 ((1)) 45Z, 47, 50Z, and 51Z. **DRANESVILLE DISTRICT. APPROVAL REC.**

**AR 83-S-007-03 – MARY E. HAMPSHIRE, VICTORIA ANNA HAMPSHIRE, GIFFORD RAY HAMPSHIRE** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 6301 and 6295 Newman Rd. on approx. 25.0 ac. of land zoned R-C and WS. Tax Map 76-1 ((1)) 1Z and 26Z. **SPRINGFIELD DISTRICT. APPROVAL REC.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, SEPTEMBER 25, 2008**

**FEATURE SHOWN: CONCUR**

FS-L08-31 – AT&T Mobility, 6601 Telegraph Road (Deadline: 10/27/08)

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**ADMINISTRATIVE ACTIONS:**

SCREENING OF NORTH COUNTY APR NOMINATIONS – **APPROVED STAFF’S  
RECOMMENDATIONS**  
(See List)

P&P COMMITTEE: TELECOMMUNICATIONS ADVISORY GROUP – **APPROVED P&P  
COMMITTEE’S RECOMMENDATION TO  
ADVERTISE TELECOMMUNICATIONS  
ZONING ORDINANCE AMENDMENT**

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**PUBLIC HEARINGS:**

AR 91-D-008-02 – HELEN R. HILL TRUST – **APPROVAL REC**  
(Staff: Suzianne Battista)

NO SPEAKERS

AR 83-D-006-03 – CAJOLL COMPANY & JOHN W. HANES III – **APPROVAL REC**  
TRUST (Staff: Suzianne Battista)

NO SPEAKERS

AR 83-S-007-03 – MARY E. HAMPSHIRE, VICTORIA ANNA – **APPROVAL REC**  
HAMPSHIRE, & GIFFORD RAY HAMPSHIRE  
(Staff: Suzianne Battista)

NO SPEAKERS