

SEPTEMBER 2013

Click on the desired [view agenda](#) or [speakers list](#) for detailed information.
 Click on the application number on the agenda to access the staff report.
 The speakers list is available at 3:30 p.m. on the day of the meeting.

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1	2 <i>HOLIDAY</i>	3	4 <i>NO PC MEETING</i>	5 <i>NO PC MEETING</i>	6	7
8	9	10	11	12 <i>VIEW AGENDA SPEAKER'S LIST</i>	13	14
15	16	17	18 <i>VIEW AGENDA SPEAKER'S LIST</i>	19 <i>VIEW AGENDA SPEAKER'S LIST</i>	20	21
22	23	24	25 <i>VIEW AGENDA SPEAKER'S LIST</i>	26	27	28
29	30					

**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

MEETING AGENDA

Thursday, September 12, 2013

Posted: 8/7/13
Revised: 9/13/13

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also 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 2013-DR-001 (Dranesville)	TD Bank, National Association (9901 Georgetown Pike, Great Falls) (For Drive-in bank)	M. Lynskey	D/O to 10/17/13 (P/H from 7/18/13) (from 6/20/13) (from 6/13/13)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2013-PR-004 (Providence)	HITT Contracting, Inc. (E. side of Hartland Rd., just north of its intersection with Lee Hwy.) (From R-1 and R-3 to C-3 for construction of a private health club)	W. O'Donnell	APPROVAL REC
FDPA 1996-HM-043 (Dranesville)	Home Properties Dulles, LLC (SW side of Sunrise Valley Drive, east of Route 28) (Amend FDP to add parking spaces and remove vegetation)	M. Lynskey	APPROVAL REC

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2011-PR-025 (Providence)	Chestnut Street, LLC (SE quadrant of the intersection of Leesburg Pike and Dale Drive) (From R-1 to PDH-8 for 46 sf attached homes and 7 sf detached homes)	B. Krasner	P/H to 7/18/13
SE 2013-MA-002 (Mason)	TD Bank, National Association (6566 Little River Turnpike) (For drive-in bank, with 3 lane drive-through)	S. Williams	P/H to 10/10/13
RZ/FDP 2012-MV-008 (Mount Vernon)	The Alexander Company, Inc. (W. side of Silverbrook Rd @ White Spruce Way; N. & E. of Laurel Hill Park) (From R-C to PDH-8 and PDC for Laurel Hill Adaptive Reuse Area)	W. Mayland	P/H to 11/7/13 (from 4/18/13) (from 1/24/13) (from 11/8/12) (from 10/17/12)
SEA 99-M-026 (Mason)	Thomas Lapham (Autostop Service Center) (5635 Leesburg Pike, Falls Church) (To permit vehicle sales and state inspections on cars being repaired & wavers/modification in CRD District)	B. Krasner	TBD (from 6/27/13) (from indef.)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 11, 2013**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, SEPTEMBER 11, 2013**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 12, 2013**

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the Fairfax Forward Work Program.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEM SCHEDULED FOR DECISION ONLY

SE 2013-DR-001 – **TD BANK, NATIONAL ASSOCIATION** – Appl. under Sects. 4-604 and 4-804 of the Zoning Ordinance to permit a drive-in financial institution. Located at 9901 Georgetown Pike, Great Falls, on approx. 27,426 sq. ft. of land zoned C-6 and C-8. Tax Map 13-1 ((1)) 5A. **DRANESVILLE DISTRICT. D/O to 10/17/13**

ITEMS SCHEDULED FOR PUBLIC HEARING

FDPA 1996-HM-043 - **HOME PROPERTIES DULLES, LLC** – Appl. to amend the final development plans for RZ 1996-HM-043 to permit 38 additional parking spaces and associated changes to development conditions. Located on S.W. side of Sunrise Valley Dr. and E. of Rt. 28 on approx. 19.8 ac. of land zoned PDH-30. Tax Map 15-4 ((1)) 22J. **DRANESVILLE DISTRICT. APPROVAL REC**

RZ 2013-PR-004 – **HITT CONTRACTING, INC.** – Appl. to rezone from R-1, R-3, and HC to C-3 and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.3 and to reduce the Lot Width Requirement from 100 ft. to approx. 90ft. Located on the E. side of Hartland Rd. approx. 612 ft. N. of its intersection with Lee Hwy on approx. 28,832 sq. ft. of land. Comp. Plan Rec: Office Use. Tax Map 49-2 ((1)) 65, 73, and 74. **PROVIDENCE DISTRICT. APPROVAL REC**

Posted: 9/12/2013
Revised: 9/12/2013

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 12, 2013

DEFERRAL:

SE-2013-DR-001 – TD BANK, NATIONAL ASSOCIATION – **D/O TO 10/17/13**
(P/H on 7/18/13)

INTENT TO DEFER:

RZ 2013-SP-005 – MH1 Spring Lake, LLC – **P/H FROM 9/18/13 TO 10/9/13**

AR 96-S-002-02 – Nila M. Castro – **P/H FROM 10/10/13 TO 10/24/13**

CONSENT AGENDA ITEMS: CONCUR

FSA-L02-9-1 – Sprint f/k/a Nextel Communications of the Mid-Atlantic, 6700 Springfield Center Drive
(Deadline: 10/14/13)

456A-V96-1-2 – AT&T Mobility, 3200 Mount Vernon Memorial Highway (Deadline: 10/27/13)

FEATURE SHOWN: CONCUR

FS-P13-26 – NEXTNAV, LLC, 1861 International Drive (Deadline: 10/15/13)

FDPA 1996-HM-043 – HOME PROPERTIES DULLES, LLC (Dranesville District) – **APPROVED**

NO SPEAKERS

RZ 2013-PR-004 – HITT CONTRACTING, INC. – **APPROVAL RECOMMENDED**

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 18, 2013

Posted: 8/7/13
Revised: 9/19/13

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 87-C-060-12/ FDPA 87-C-060-18 (Hunter Mill)	Stephen M. DeFrank, Jr. (2465 Iron Forge Road) (To permit construction of an open deck)	M. Lyskey	APPROVAL REC APPROVED (from 7/25/13)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2013-PR-007 (Providence)	Eskridge Realty (E&A), LLC (NE quadrant of intersection of Eskridge Road and Merrifield Town Center) (To rezone from I-5 to PDH-30 for 27 townhouses)	M. Lyskey	P/H to 10/17/13 (from 10/3/13)
RZ 2013-SP-005 (Springfield)	MH1 Spring Lake, LLC (6408 Spring Hill Lake Drive@Old Keene Mill Road) (From R-1 to R-3 for 13 sf detached homes)	J. Gorney	P/H to 10/9/13 (from 7/25/13)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 18, 2013

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PCA 87-C-060-12 AND FDPA 87-C-060-18 – **STEPHEN M. DE FRANK JR., TRUSTEE** – Appls. to amend the proffers and final development plan for a 7,140 sq. ft. portion of RZ 87-C-060 previously approved for a single-family home to modify the 15 ft. setback to the floodplain and associated modifications to proffers (PCA) and to permit the enclosure of an existing open deck, 8.2 ft. from the flood plain (FDPA) at an overall density of 2.4 dwelling units per acre (du/ac). Located at 2465 Iron Forge Rd., Oak Hill, on approx. 7,140 sq. ft. of land zoned PDH-16. Comp. Plan Rec: 2-3 du/ac. Tax Map 25-1 ((14)) (7) 16. **HUNTER MILL DISTRICT.**
APPROVAL REC

RZ 2013-SP-005 - **MHI-SPRING LAKE, L.L.C.**- Appl. to rezone from R-1 to R-3 to permit 13 single-family detached houses at an overall density of 2.46 dwelling units per acre (du/ac). Located at 6408 Spring Lake Dr., Burke, 22015, on approx. 5.28 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((2)) 8. **SPRINGFIELD DISTRICT.**
P/H TO 10/9/13

Posted: 9/18/13
Revised: 9/19/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 18, 2013

KEY
P/H – Public Hearing
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DEFERRAL:

RZ 2013-SP-005 – MHI-SPRING LAKE, LLC – P/H to 10/9/13

CONSENT AGENDA ITEMS: CONCUR

FSA-L09-200-1 – Verizon Wireless, 8350 Richmond Highway (South County Gov't. Ctr.) (Deadline: 10/27/13)

FSA-B09-29-1 – Verizon Wireless, Braddock Road (Deadline: 11/10/13)

FSA-Y10-67-1 – Verizon Wireless, 4700 Westfields Boulevard (Deadline: 11/13/13)

2232A-D05-20-1 – Verizon Wireless, 1927 Pimmit Drive (Deadline: 11/18/13)

FSA-D97-8-1 – Sprint f/k/a APC Realty & Equipment Company, 6520 Georgetown Pike (Deadline: 11/19/13)

FSA-M09-57-2 – Clearwire, 6066 Leesburg Pike (Deadline: 12/5/13)

PCA 87-C-060-12 – STEPHEN M. DEFRANK, JR. – APPROVAL RECOMMENDED

FDPA 87-C-060-18 – STEPHEN M. DEFRANK, JR. – APPROVED

(Hunter Mill District)

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 19, 2013

Posted: 8/7/13
 Revised: 9/20/13

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
CSPA 2004-PR-044-02 (Providence)	MACW Property Management LLC (SE quadrant of Chain Bridge Road and International Drive intersection) <i>(For improved directions & enhanced signage at Tysons Corner Center)</i>	M. Brady	APPROVED
SE 2013-MV-006 (Mount Vernon)	Mohammad Mansoor (8476 Wasdale Head Drive) <i>(For home child-care facilities)</i>	M. Brady	APPROVAL REC
AR 87-S-003-03 (Sully)	Cox Richards Family LLP (15621 Braddock Road, Centreville) <i>(To renew A&F District)</i>	B. Krasner	APPROVAL REC
2232-B13-8 (Braddock)	Milestone Communications and AT&T Mobility (9120 Burke Lake Road) <i>(For 120-foot replacement light standard at Lake Braddock Secondary School)</i>	D. Hansen	APPROVED <i>(from 10/24/13)</i>
SE 2013-LE-003 (Lee)	DDR Southeast Spring Mall, LLC (6717 Spring Hill Road) <i>(For fast food restaurant-Subway)</i>	S. Williams	D/O TO 10/3/13 <i>(from 7/31/13)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2013-LE-008 (Lee)	Penn Daw Associates Ltd. Partnership (SW quadrant of the intersection of Kings Hwy and Poag St.) <i>(From C-8 and R-4 to PDH-40 for mixed residential & retail uses)</i>	M. Tsai	P/H to 11/7/13
RZ/FDP 2013-PR-007 (Providence)	Eskridge Realty (E&A), LLC (NE quadrant of intersection of Eskridge Road and Merrifield Town Center) <i>(To rezone from I-5 to PDH-30 for 27 townhouses)</i>	M. Lynskey	P/H to 9/18/13 <i>(from 10/3/13)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, SEPTEMBER 19, 2013

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to receive a briefing from staff on proposed changes to the Stormwater provisions of the Zoning Ordinance.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-B13-8 – **MILESTONE COMMUNICATIONS, INC. AND AT&T MOBILITY** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Milestone Communications, Inc. and AT&T Mobility to develop a telecommunications facility located at 9120 Burke Lake Road, Burke, VA. Tax Map: 78-2 ((1)) 1. Area III.
BRADDOCK DISTRICT. APPROVED

SE 2013-LE-003 - **DDR SOUTHEAST SPRING MALL, LLC** – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 6717 Spring Mall Road, Springfield, on approx. 5.04 ac. of land zoned C-8 and SC. Tax Map 90-2 ((1)) 51.
LEE DISTRICT. D/O TO 10/3/13

SE 2013-MV-006 – **MOHAMMAD I. MANSOOR** – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility with an enrollment of 10 children at one time. Located at 8476 Wasdale Head Dr., Lorton, on approx. 7,420 sq. ft. of land zoned PDH-4. Tax Map 107-3 ((6)) 9. **MOUNT VERNON DISTRICT. APPROVAL REC**

CSPA 2004-PR-044-02 – **MACW PROPERTY MANAGEMENT, LLC** – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2004-PR-044 to permit sign modifications. Located in the S.E. quadrant of the intersection of Chain Bridge Road and International Dr. on approx. 78.64 ac. of land zoned PDC, HC, and SC. Tax Map 29-4 ((1)) 35A and 35 C; 39-2 ((1)) 2, 4, and 5.
PROVIDENCE DISTRICT. APPROVED

AR 87-S-003-03 – **COX-RICHARD FAMILY FARM, LLLP** – Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously-approved agricultural and forestal district. Located at 15621 Braddock Road, Centreville, on approx. 115.68 ac. of land zoned R C and WS. Tax Map 43-1 ((1)) 13Z, 17Z, 18Z, and 19Z.
SULLY DISTRICT. APPROVAL REC

Posted: 9/19/13
Revised: 9/19/13

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 19, 2013

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

CONSENT AGENDA ITEM: CONCUR

FSA-P01-24-3 – Verizon, 3050 Chain Bridge Road (Deadline: 11/12/13)

AR 87-S-003-03 – COX-RICHARD FAMILY FARM, LLLP; AARON COX-RICHARD AND MARIA
LEOW-WILCHER – **RECOMMEND APPROVAL**

NO SPEAKER

CSPA 2004-PR-044-02 – MACW PROPERTY MANAGEMENT, LLC – **APPROVED**

NO SPEAKER

2232-B13-8 – MILESTONE COMMUNICATIONS, INC. AND AT&T MOBILITY – **APPROVED**

1. Fred Silverberg
9106 Lyon Park Court,
Burke, VA 22015

SE 2013-MV-006 – MOHAMMAD MANSOOR – **RECOMMEND APPROVAL**

NO SPEAKER

SE 2013-LE-003 – DDR SOUTHEAST SPRING MALL, LLC – **D/O TO 10/3/13**

NO SPEAKER

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 25, 2013

Posted: 8/7/13
Revised: 9/26/13

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR WORK SESSION

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<u>Z.O. Amendment</u> Sargeant	Residential Studios Work Session #1 <i>(Establish a multiple-family dwelling unit use, to be called Residential Studios, which will be specifically limited in terms of unit size, development size, maximum income/rent, and other factors.</i>	D. Pesto	RESIDENTIAL STUDIOS WORK SESSION #2 10/2/13

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2010-PR-022 <i>(Providence)</i>	Campus Point Realty Corporation (Tysons Central Station) <i>(Between Rt. 7 & Greensboro Drive, south of WestPark Dr.) (From C-4 & C-7 to PTC)</i>	B. Katai	P/H to 11/13/13 <i>(from 2/27/13) (from 1/10/12)</i>
RZ/FDP 2012-PR-002 <i>(Providence)</i>	Greensboro Park Property Owner LLC <i>(NW quadrant of Greensboro/International Drive intersections) (From C-4 to PTC)</i>	B. Kati	P/H to 11/21/13 <i>(from 10/9/13) (from 6/27/13) (from 6/20/13) (from 6/13/13)</i>
SEA 81-C-081-02 <i>(Sully)</i>	Girl Scout Council of Nation’s Capital <i>(10900 & 10902 Vale Road; 10891 & 10899 Knoll Rd; 10968 Stuart Mill Rd.) (For site improvements and increase in number of children and property at one time)</i>	M. Tsai	P/H to 1/23/14 <i>(from 11/14/13) (from 7/25/13)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, SEPTEMBER 25, 2013

- 7:00 p.m.** The Joint Housing Authority Committee met in the Board Conference Room of the Fairfax County Government Center to discuss the scheduled agenda.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEM SCHEDULED FOR WORKSHOP

ZONING ORDINANCE AMENDMENT (RESIDENTIAL STUDIOS) – The first of two public workshops will be held to evaluate the proposed amendment with particular emphasis on ensuring that the regulations will maximize the compatibility and harmony of the use within each zoning district. At this workshop, County staff will provide detailed information about the proposed amendment to the Planning Commission and citizens will have the opportunity to submit questions, which staff will research and respond to at the next workshop session, which will be held on October 2, 2013. **COUNTYWIDE. RESIDENTIAL STUDIOS WORKSHOP #2 ON 10/2/13**

Posted: 9/25/13
Revised:

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

AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 25, 2013

NO PUBLIC HEARINGS

WORKSHOP #1 ON PROPOSED ZONING ORDINANCE AMENDMENT – RESIDENTIAL STUDIO UNITS (Staff: Donna Pesto)