

February 2011

# REPORT OF ACTIVITIES 2010



## Fairfax County Planning Commission



A Fairfax  
County, VA  
publication

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## **MISSION**

### Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced and equitable County growth.

### Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land-use issues;
- Actively support and encourage public participation in the land-use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

## **VISION**

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



**FAIRFAX  
COUNTY  
VIRGINIA**

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February 2011

Members of the Board of Supervisors  
County of Fairfax  
Fairfax, Virginia 22035

Chairman Bulova and Members of the Board:

The Fairfax County Planning Commission submits its *Report of Activities for 2010*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

Following the introduction, biographical information on Planning Commission members and Commission staff is provided. Also included in this yearly report are descriptions of Committee activities and a breakdown by district of the 401 land-use actions taken by the Planning Commission. In 2010, the Commission attended three briefings in addition to holding 43 regular meetings and 29 committee meetings.

The two most active 2010 Committees were the Environment Committee and the Tysons Committee. During its ten meetings, the Environment Committee discussed stormwater management and revisions to the green building policies set forth in the Policy Plan of the Comprehensive Plan. In May, the Tysons Committee completed its two-year project to develop proposed revisions to the Zoning Ordinance and Comprehensive Plan text for Tysons Corner for consideration by the Planning Commission and Board of Supervisors in conjunction with citizens, landowners, and stakeholders.

During 2010, the Planning Commission completed its public hearings and mark-up sessions on nine nominations remaining from the 2008-2009 North County Area Plans Review for the Dranesville, Hunter Mill, Providence, and Sully Districts. The Commission and staff determined that those nominations had the potential to add 5,000-plus vehicle trips per day to the road network and thus were first subject to review by the Virginia Department of Transportation (VDOT) under Chapter 527 of the Acts of Assembly and the *Code of Virginia*. In 2010, the Commission held public hearings and mark-up sessions on 2009-2010 South County APR nominations not subject to VDOT review for the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts.

The Planning Commission and its staff continued outreach efforts to inform the public about land-use issues in Fairfax County through its monthly *Planning Commission Roundtable* broadcasts on Channel 16 and by publishing quarterly issues of the *Planning Communicator* newsletter (available online at <http://www.fairfaxcounty.gov/planning/newsletters.htm> and in hard copy). The staff continued to document Commission actions for the Board, County staff and the public. Daily updates were posted on the Planning Commission web page to provide timely and accurate land-use information.

The Planning Commission continues to pledge its full support to maintain the quality of life in Fairfax County through balanced land-use planning.

Respectfully submitted,

Peter F. Murphy, Jr.  
Chairman  
Springfield District



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## Introduction

The *2010 Report of Activities* documents the activities of the Planning Commission for the year. Also included are sections on Commission members and staff, Committee activities, and a complete listing of all land-use actions taken by the Planning Commission in 2010.

The tables and charts on pages 1 through 7 provide information about the number of meetings held each quarter (both regular meetings and committee meetings); the number of speakers at public hearings; the number and type of land-use actions taken by the Commission by quarter and for the year; and, the amount of “traffic” on the 2010 Planning Commission Web site.

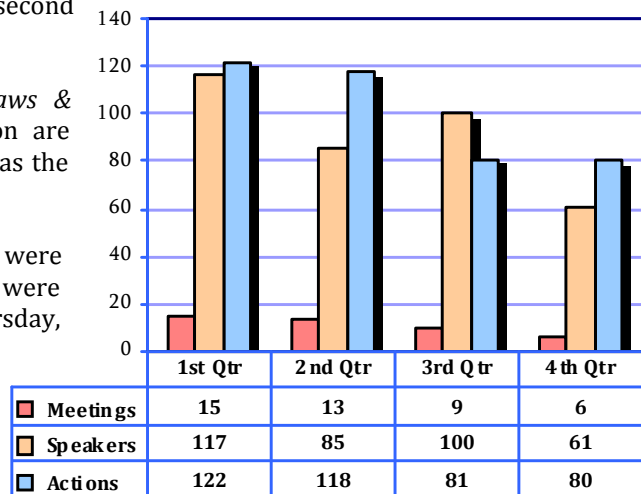
### 2010 Regular Meetings

As illustrated in Figure 1, the Planning Commission held 43 regular meetings in 2010. Due to the August recess in the third quarter and the holiday periods in the fourth quarter, there are fewer regular Commission meetings, speakers, and actions taken during the second half of the year.

As set forth in the *Planning Commission Bylaws & Procedures*, regular meetings of the Commission are held on Wednesday and Thursday of each week, as the work of the Commission may require.

Of the 43 regular Commission meetings, 20 were Wednesday meetings and the remaining 23 were Thursday meetings. The longest meeting (Thursday, December 9) adjourned at 2:03 a.m. and the shortest (Wednesday, September 22) ended at 8:38 p.m.

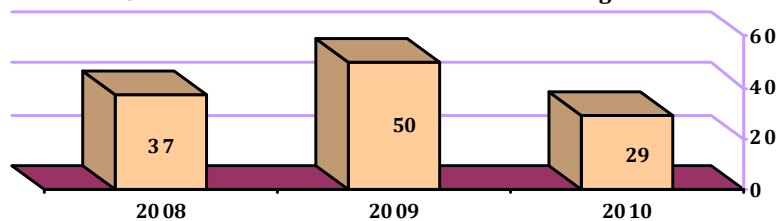
**Figure 1 2010 Regular Meeting Data**



### 2010 Committee Meetings

The standing and special committees of the Planning Commission held 29 meetings in 2010. The unusually high number of committee meetings in 2009 was due to the heavy meeting schedule of the Tysons and the Environment Committees. The Tysons Committee completed its work on the Tysons Plan in May of 2010.

**Figure 2 2008 - 2010 Committee Meetings**



Listed below are the 2010 standing and special committees of the Planning Commission and the number of times each committee met. The following four committees were appointed but held no meetings in 2010: Housing, Parks, Schools, and Personnel & Budget.

CIP Committee	1	Policy & Procedures Committee	2
Committee of the Whole	1	Telecommunications Committee	2
Environment Committee	10	Transportation Committee	2
Land Use Process Committee	1	Tysons Committee	10

## Introduction

### Three-Year Comparison of Regular Meetings

As shown below in Figure 3, the number of regular Planning Commission meetings over the past three years has remained relatively constant, with slightly more meetings held in 2009 than in 2008 or 2010.

**Figure 3 Regular Meetings: 2008-2010**

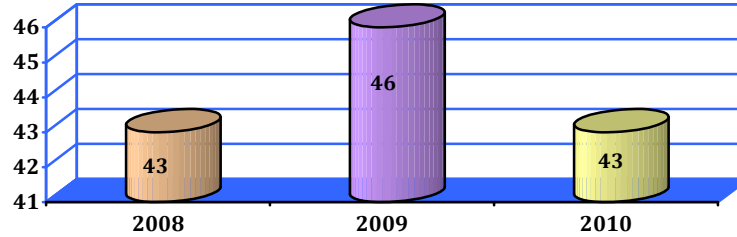


Table 1 below substantiates that fewer regular Commission meetings are held during the third and fourth quarters (July through December) of each year due to the August recess and the holiday season. Since more public hearings are held during the first two quarters of each year, there generally are a higher number of speakers during the first half of the year.

<b>Table 1 3-Year Quarterly Comparison: 2008-2010</b>						
Quarters	2008		2009		2010	
	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)
Meetings	26	17	26	20	28	15
Speakers	95	75	207	59	202	161
Actions	124	136 *	178	172	240	161

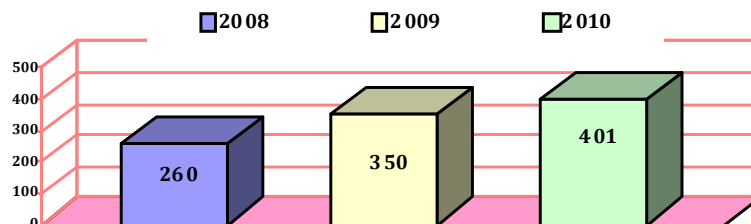
The number of actions taken by the Planning Commission each quarter is less predictable due to the following two factors: (1) "feature shown" (FS) public facility applications do not require public hearings and are handled during Commission Matters without the need for formal scheduling and (2) mark-up of Area Plans Review (APR) nominations occurs on a cyclical basis under the Comprehensive Plan review process. For example, as noted by the asterisk (\*), the higher number of actions during the second half of 2008 occurred due to the high volume of FS actions during that year's last quarter.

### Land Use Actions: 2008-2010

Figure 4 illustrates an increase in the number of land use actions taken by the Planning Commission over the past three years. This increase is due to three factors:

- 2008-2009 North County APR public hearings/markup (non-527 items) in 2009;
- 2009-2010 South County APR public hearings/markup (non-527 items) in 2010; and
- A significant increase in FS actions caused by a new (Clearwire) telecommunications provider.

**Figure 4 2008 - 2010 Land Use Actions**



## Introduction

### Public Testimony

The Planning Commission heard verbal statements from 363 speakers in 2010 (significantly more than the 266 speakers in 2009). The five applications generating the most citizen interest and testimony were:

- |   |             |
|---|-------------|
| 1. ST 05-CW-1CP (Tysons Plan Amendment)                   | 53 speakers |
| 2. SE 2009-DR-008 (Oakcrest School)                       | 15 speakers |
| 3. 2232-S10-13 (T-Mobile with Milestone Communications)   | 13 speakers |
| 4. 2232-P10-10 (Newpath Networks & New Cingular Wireless) | 13 speakers |
| 5. RZ 2009-HM-019 – Comstock Reston Station Holdings LC   | 12 speakers |

### 2010 District Actions by Quarter

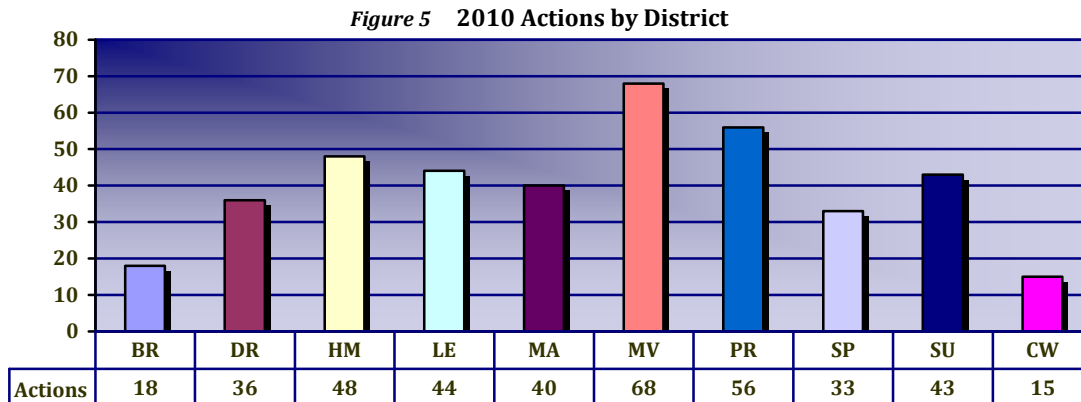
Table 2 details the number of 2010 land-use actions taken each quarter by district. The first quarter was the most active period and, as expected, the least active timeframe was the fourth quarter due to the holiday recess. By quarter, the most active districts were:

1st quarter:	Providence	3rd quarter:	Mount Vernon
2nd quarter:	Mount Vernon	4th quarter:	Providence

Table 2 2010 Land-Use Actions					
District	1st	2nd	3rd	4th	Total
Braddock	1	8	5	4	18
Dranesville	11	12	6	7	36
Hunter Mill	21	10	7	10	48
Lee	16	15	7	6	44
Mason	12	15	5	8	40
Mount Vernon	14	16	35	3	68
Providence	22	12	5	17	56
Springfield	10	9	4	10	33
Sully	10	13	7	13	43
Countywide	5	8	0	2	15
Totals	122	118	81	80	401

### 2010 District Workload

As illustrated in Figure 5, the most 2010 land use actions were taken in the Mount Vernon District, with Providence and Hunter Mill in second and third places, respectively. Excluding countywide actions, the least active districts in 2010 were Braddock and Springfield.



## Introduction

### Application Type

Table 3 shows a quarterly breakdown of the land use categories and types of applications acted on by the Planning Commission in 2010.

<b>Table 3                      2010 Actions by Land-Use Category &amp; Application Type</b>						
Application Category & Type	1st	2nd	3rd	4th	Subtotal	Total
<b><i>Special Exception Applications (SE/SEA)</i></b>						
SE (new applications for a Special Exception)	7	6	4	4	21	42
SEA (amendments to a previously-approved SE)	10	6	2	3	21	
<b><i>Rezoning Applications &amp; Associated Development Plans (RZ/FDP)</i></b>						
RZ & PRC (new rezoning applications)	7	7	5	5	24	56
PCA (amendments to previously-approved proffers)	6	5	1	1	13	
FDP (new final development plans)	1	3	1	1	6	
DPA/FDPA (amendments to a previously-approved DP/FDP)	4	3	4	1	12	
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)	0	1	0	0	1	
<b><i>Comprehensive Signage Plan Applications (Plan)</i></b>						
CSP (new applications)	0	0	1	1	2	3
CSPA (amendments to previously-approved CSP)	1	0	0	0	1	
<b><i>Public Facility Applications (2232/FS)</i></b>						
2232 (new applications for a public facility)	1	4	2	4	11	218
2232A (amendments to previously-approved 2232)	2	2	2	5	11	
FS (new requests for a feature shown determination)	60	35	20	17	132	
FSA (amendments to previously-approved FS items)	10	15	5	34	64	
<b><i>Amendments to the Comprehensive Plan (Plan)</i></b>						
Board Authorized Plan Amendments	4	7	2	0	13	66
Area Plans Review Items (North County & South County)	3	19	31	0	53	
<b><i>Agricultural &amp; Forestal District Applications (A&amp;F)</i></b>						
AF (new applications)	0	0	0	1	1	3
AA or AR (amendments or renewal of existing AF districts)	0	0	1	1	2	
<b><i>Code Amendments (Code)</i></b>						
	2	3	0	2	7	7
<b><i>Policy, Procedural &amp; Miscellaneous Recommendations (Misc)</i></b>						
Zoning Ordinance Amendment Work Program	N/A	1	N/A	N/A	1	6
Capital Improvement Program	1	N/A	N/A	N/A	1	
Committee & Other Recommendations	1	0	0	0	1	
Review of Site Plans , Architectural Renderings, or BZA cases	2	1	0	0	3	
<b>Totals</b>						
	122	118	81	80	401	401

The top five types of applications acted on by the Planning Commission in 2010 were:

- |     |   |     |
|-----|---|-----|
| 1.  | New requests for Feature Shown Determinations                     | 132 |
| 2.  | Amendments to previously-approved Feature Shown applications      | 64  |
| 3.  | Area Plans Review nominations                                     | 53  |
| 4.  | New rezoning applications   | 24  |
| 5A. | New special exception applications                                | 21  |
| 5B. | Amendments to a previously-approved special exception application | 21  |

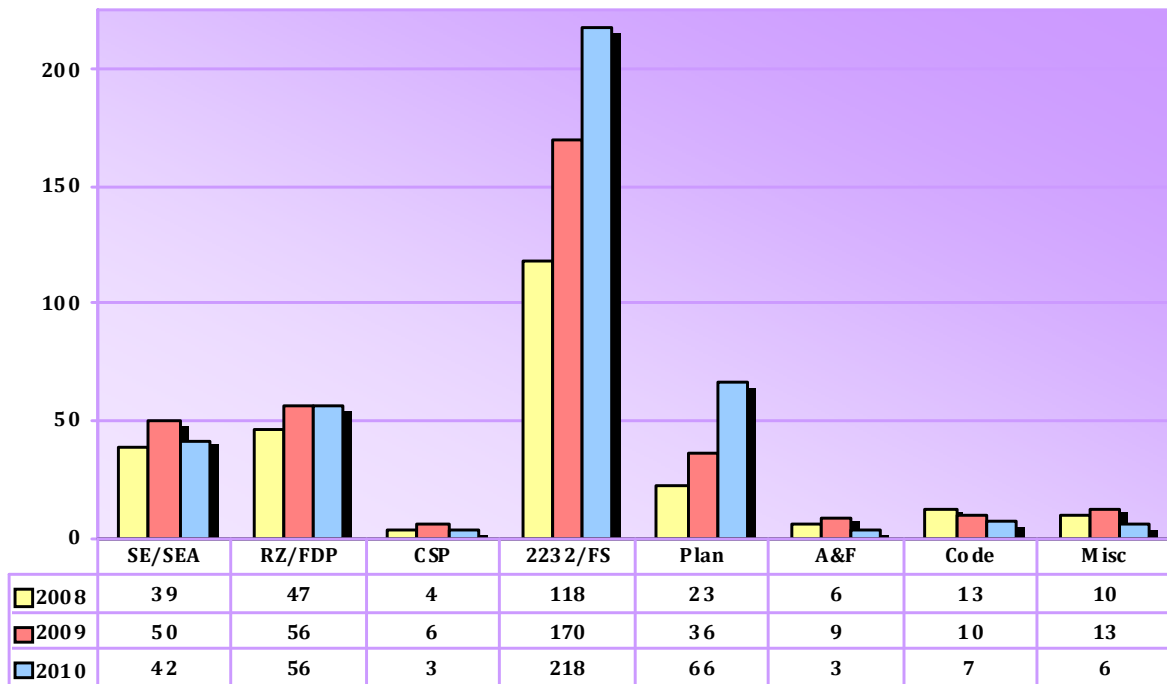
## Introduction

### Trends by Land Use Application Category

Utilizing Table 3 data, Figure 5 provides a comparison of the eight major land use categories for the three year period of 2008 through 2010. Due to a new telecommunications carrier and the public demand for increased service and better coverage, Feature Shown/2232 applications continued as the most prevalent type of application acted upon by the Planning Commission.

The number of RZ/FDP actions did not change in the last two years, however, the number of actions taken on SE/SEA cases decreased slightly. As expected, due to the Area Plans Review process for both North County and South County, Comprehensive Plan-related actions increased from 23 in 2008 to 66 in 2010.

*Figure 5*                      **Comparison of Land Use Categories: 2008 - 2010**

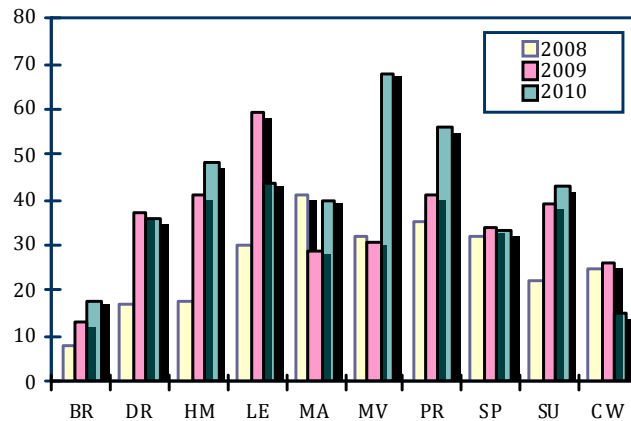


### Trends by District

Figure 6 illustrates district land-use actions for the past three years. The most active district has varied by year, with Mason being the most active in 2008, Lee the most active in 2009, and Mount Vernon the most active in 2010.

Based on a comparison of the most prevalent type of land use application with the district in which those actions occurred, the two variables with the most impact on the volume of activity per district were: (1) the number of APR nominations received per district, and (2) the location of telecommunication facilities.

*Figure 6*                      **Actions by District: 2008-2010**



## Introduction

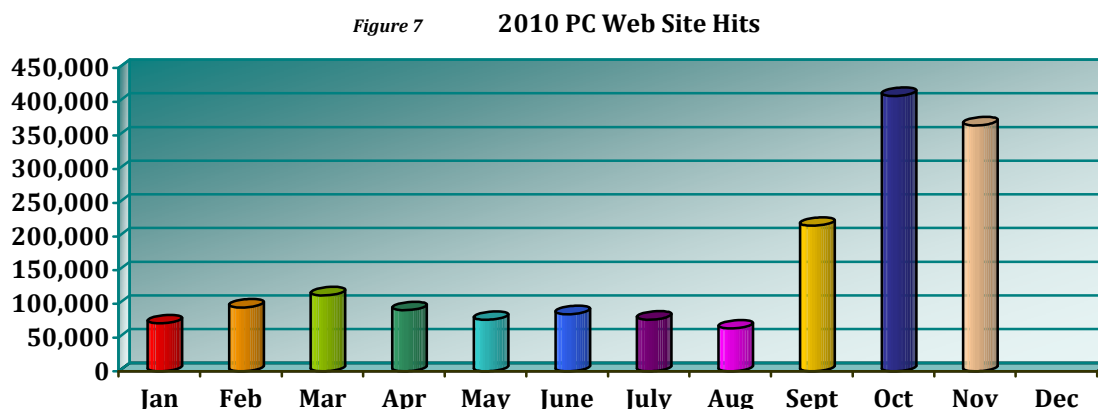
### Planning Commission Web Site

Based on data available from *WebTrends* (via the Department of Information Technology), the Planning Commission web site received 104,102 visits (an average of 293 visits per day) and 1,677,925 hits between January 1 and November 30 of 2010 (data for the month of December 31 is not available). A *visit* is defined by *WebTrends* as “a series of actions that begins when a visitor views their first page from the server and ends when the visitor leaves the site or remains idle beyond the idle time limit” (usually 30 minutes). Each file requested by a visitor registers as a *hit*.

Year	Visits	Hits
2008	64,839	320,510
2009	77,397	733,135
2010	104,102	1,677,925

As documented in Table 4, the amount of “traffic” on the Commission’s web site has increased significantly over the past three years. (NOTE: *WebTrends* does not record access to the web site from internal visitors (i.e. County staff.)

Figure 7 illustrates web site hits for eleven months of 2010. October and November were the two months with the highest volume of hits.



The top ten pages viewed in 2010 are listed below in Table 5. Also included is the number of visits for each page. These “top ten” pages account for almost 50% of the 2010 visits.

		Number of Visits	% of Total Visits
1.	Planning Commission	14,994	14.62%
2.	Meeting Calendar	11,360	11.08%
3.	Tyson's Corner	4,871	4.75%
4.	Planning Commission Members	3,282	3.20%
5.	Meeting Information	3,006	2.93%
6.	Speakers List Sign-Up	2,833	2.76%
7.	Tyson's Committee Presentations	2,806	2.74%
8.	LDS Overview	2,622	2.56%
9.	Verbatims	2,581	2.52%
10.	Meeting Summaries	2,495	2.43%

In 2010, there were 94,153 visits to the Planning Commission’s Web site originating within the United States—an increase from the 69,522 U.S. visits in 2009. The majority (90.44%) of visits originated in this country, 3.83% of visits were of unknown origin, and the remaining 5.73% of visits originated from the

## Introduction

following countries (in descending order): Canada, China, Australia, United Kingdom, Netherlands, France, Turkey, Germany, Japan, Sweden, Switzerland, South Africa, Brazil, South Korea, Spain, Singapore, India, and Italy.

Of the 94,153 visits originating within the United States, the top ten states were: California (28,469); Virginia (24,067); Washington (15,497); Illinois (5,399); New York (1,769); Maryland (1,021); Nevada (902); Texas (776); Washington D.C. (761); and New Jersey (742).

Figure 8 depicts the top five documents downloaded from the Commission's 2010 web site. *WebTrends* defines a "download" as the number of times the specified file was downloaded by a visitor.

**Figure 8 Top Five 2010 Downloads**

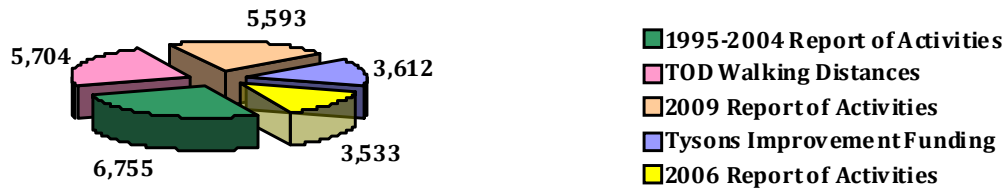
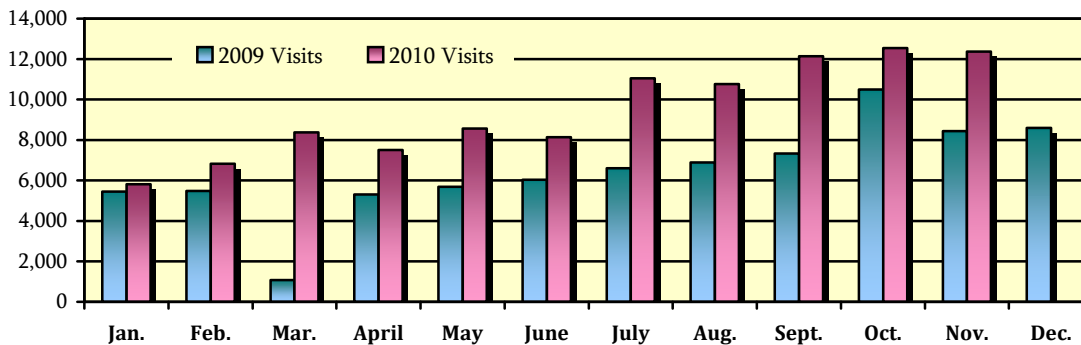


Figure 9 compares the number of 2009 and 2010 web site visits per month. The number of 2010 visits each month exceeded that of the previous year. (NOTE: Data from *WebTrends* for December 2010 is not available.)

**Figure 9 2009 vs. 2010 Web Site Visits**



### Conclusion

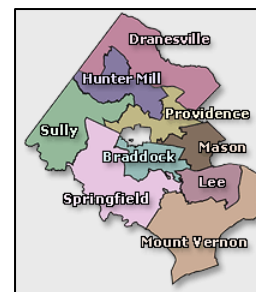
With one exception (SE 2009-MV-031), actions taken by the Board of Supervisors in 2010 concurred with the recommendations forwarded by the Planning Commission. This concurrence factor demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, the *Report of Activities* provides information about the members of the Planning Commission as well as an overview of staff and committee activities. The final section is a short description by district of each application acted upon by the Planning Commission in 2010.



## 2010 Planning Commission Members

The 2010 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below. Commissioner Lusk resigned effective June 30, 2010 and was replaced by Commissioner Migliaccio.



Braddock District	Suzanne F. Harsel
Dranesville District	Jay P. Donahue
Hunter Mill District	Frank A. de la Fe
Lee District (Jan. – June)	Rodney L. Lusk
Lee District (July – Dec.)	James T. Migliaccio
Mason District	Janet R. Hall
Mount Vernon District	Earl L. Flanagan
Providence District	Kenneth A. Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	John L. Litzenberger, Jr.
At-Large	Walter L. Alcorn, James R. Hart, Timothy J. Sargeant

Photographs and brief biographical information on each of the Planning Commission members (listed in alphabetical order) are provided below and on the next several pages.



### **Walter L. Alcorn** *At-Large*

Walter Alcorn was appointed to the Planning Commission in an At-Large capacity upon a motion by former Board Chairman Kate Hanley. His first four-year term was effective in January 1997. In December 2004 and December 2008, he was reappointed (on a motion by former Chairman Gerry Connolly) to his second and third terms as Commissioner At-Large. His current term will expire in December 2012. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997, having completed course requirements established by the Virginia Citizens Planning Association, now known as PlanVIRGINIA.

Alcorn served four consecutive terms as Planning Commission Parliamentarian prior to being elected Vice Chairman in 2007, 2008, 2009, and 2010. He served as a regular member of four 2010 Planning Commission committees (Housing, Policy & Procedures, Schools, and Tysons) and was an alternate member of the Environment Committee. Alcorn continued to chair the Planning Commission's Tysons Committee that was constituted in late 2008 at the request of the Board of Supervisors. In recognition of his work on the Tysons Committee, he was honored by the Board of Directors of the Dulles Corridor Rail Association as the recipient of the *2010 President's Award*. In December 2010, Alcorn was appointed to serve on the Redistricting Committee by the Board.

Alcorn received his B.A. from the University of Virginia. He was a former Deputy Division Manager in the Technology Research Group for Science Applications International Corporation (SAIC). Alcorn co-founded the National Center for Electronics Recycling in 2005 and led the development of the National Electronics Recycling Infrastructure Clearinghouse.

Prior to his private sector employment, Alcorn was a Policy Aide to a former Providence District member of the Board of Supervisors. He currently is Vice President of Environmental Affairs and Industry Sustainability at the Consumer Electronics Association where he leads environmental policy and electronics recycling efforts as well as legislative initiatives impacting electronic product design, eco-labeling and hazardous materials restrictions.

## 2010 Planning Commission Members

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Alcorn was featured in the December 2005 issue of the *Planning Communicator* (link to <http://www.fairfaxcounty.gov/planning/December2005Newsletter.pdf>). He resides in Reston with his wife and two children.

**Frank A. de la Fe**  
*Hunter Mill District*



Frank de la Fe was appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Cathy Hudgins) in December 2001 for a four-year term effective in January 2002. He was reappointed for two additional terms in December of 2005 and 2009. His current term will expire at the end of 2013.

After moving to Reston in 1971, de la Fe served on the boards of the Reston Association and Reston Interfaith, coached youth soccer, and co-chaired the Herndon-Reston Recreational Facilities Task Force. Prior to his appointment to the Commission, de la Fe was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996.

de la Fe is serving his fifth consecutive term as Parliamentarian, having been first elected to that office in 2007. In 2010 he chaired the Transportation Committee. de la Fe was a member of the following five additional committees: Capital Improvement Program, Housing, Land Use Process Review, Personnel & Budget, and Tysons. He was also an alternate member of the Environment and Schools Committees.

After working for the National Aeronautics and Space Administration, de la Fe helped create the Illinois State Bureau of the Budget. He returned to Federal service to establish the Special Action Office for Drug Abuse Prevention, transferred to the Law Enforcement Assistance Administration of the Justice Department, and retired from the Office of Personnel Management.

de la Fe is currently a freelance management and human resources consultant and resides with his wife in Reston. He was featured in the May 2007 issue of the *Planning Communicator* at <http://www.fairfaxcounty.gov/planning/May2007Newsletter.pdf>.



**Jay P. Donahue**  
*Dranesville District*

On February 7, 2008, Jay Donahue was appointed by the Board of Supervisors (on a motion by Supervisor John Foust) as the Dranesville District Planning Commissioner. He was reappointed in December 2008 to his first full four-year term which will expire at the end of 2012.

Donahue previously served on the Herndon Planning Commission from 1995-2007, having spent the last five years as their Chairman. Donahue also served on numerous public commissions and other groups, including the Dulles Regional Chamber of Commerce, the Fairfax County Convention and Visitors Corporation, and the Virginia Hospitality and Travel Association. He has been a *Certified Planning Commissioner* since 2006.

Donahue was a member of the following three 2010 Planning Commission committees: Environment, Transportation, and Tysons. He also served as the Planning Commission appointee to the Airports Advisory Committee.

Donahue received his Juris Doctorate degree from the University of the Pacific in 1974 after completing his undergraduate studies at Catholic University in Washington, D.C. He is a member of

## 2010 Planning Commission Members

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both the Virginia and Connecticut State Bar Associations. Donahue retired in March 2007 following a 32-year career in management and sales with the American Automobile Association. He was a Democratic candidate for the Virginia House of Delegates in 2007.

Donahue and his wife, Joanne, have two sons and currently reside in Herndon. He was featured in the August 2009 edition of the *Planning Communicator*. That publication is available online at <http://www.fairfaxcounty.gov/planning/august2009newsletter.pdf>.

### **Earl L. Flanagan** *Mount Vernon District*



In January 2007, Earl Flanagan was appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Gerry Hyland) to complete the remaining term of former Commissioner John Byers. Flanagan was reappointed in February 2010 to his first four-year term that will expire at the end of December 2013.

Flanagan presently serves as President of the Riverside Estates Civic Association and is a member of the Mount Vernon/Lee Richmond Highway Revitalization Task Force, Woodrow Wilson Bridge Stakeholder Panel, and the Task Force developing plans for the former District of Columbia Prison in Lorton. His previous community activities included serving as Chair of the Mount Vernon Council of Citizens Associations, Chair of the Transportation Committee of the Council, Chair and Director of the Southeast Fairfax Development, Director of the National Institute of Building Sciences, Director of the Fairfax County Federation of Citizens Associations, and Director of the Fairfax Committee of 100.

In 2010, Flanagan was a member of the following Planning Commission committees: Environment, Land Use Process, Schools, and Transportation. He was an alternate member of the Policy & Procedures Committee and the Parks Committee. Flanagan became a *Virginia Certified Planning Commissioner* in 2007.

Flanagan, a registered architect, worked in Champaign, Chicago, and Harvey, Illinois. He was a local planning commissioner, building commissioner and an elected official before joining the Chicago Regional Office of HUD in 1968 as an expert on state and local building regulations. Flanagan was appointed Principal Advisor on Building Codes and Code Administration in Washington by Secretary Romney in 1973.

Flanagan graduated from the University of Illinois with a Bachelor of Science Degree in Architectural Engineering and the Georgetown University School of Foreign Service with a Graduate Diploma in Social Psychology and Political Science. A Fairfax County resident for 26 years, Flanagan resides with his wife in Riverside Estates. He was featured in the December 2008 issue of the *Planning Communicator*, available at <http://www.fairfaxcounty.gov/planning/december2008newsletter.pdf>.



### **Janet R. Hall** *Mason District*

Janet Hall was appointed to the Planning Commission in 1995 by the Board of Supervisors (on a motion by former Supervisor Tina Trapnell) and has been subsequently reappointed by Supervisor Penny Gross. Hall was reappointed to her fifth four-year term, effective in January 2011, by the Board in December 2010. She was sworn into office on January 13, 2011 for a term that will expire at the end of December 2014,

Prior to her appointment to the Planning Commission, Hall had been a Board Member of the Parent Teacher Association of the Sleepy Hollow Elementary School, the Ellen Glasgow Middle School, and

## 2010 Planning Commission Members

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J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land Use, and Transportation Advisory Committee.

Hall has been a *Virginia Certified Planning Commissioner* since 1999. In 2010, she chaired the Personnel & Budget Committee as well as the Policy & Procedures Committee. In addition, she was a member of the Telecommunications Committee, constituted in July, 2010.

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review. She was featured in the April 2006 issue of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/April2006Newsletter.pdf>. Hall resides with her husband in the Lake Barcroft area of the Mason District.

### **Suzanne F. Harsel** *Braddock District*



Suzanne Harsel was first appointed to the Planning Commission by former Supervisor Audrey Moore in April 1982 to complete the unexpired term of the former Annandale District Commissioner. She was reappointed to her first four-year term by Supervisor Moore in January 1984 and was subsequently reappointed by Supervisor Sharon Bulova. In 2008, Harsel was reappointed by the Board of Supervisors to her seventh four-year term which will expire in December 2011.

In 2010, Harsel was elected to her 22<sup>nd</sup> consecutive term as Planning Commission Secretary. She was a member of three committees (Housing, Policy & Procedures, and Personnel & Budget) and was an alternate member of the Parks Committee.

Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. She taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County, Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant.

Harsel and her husband currently reside in the Country Club View community. She was featured in the Special 70<sup>th</sup> Anniversary Issue of the *Planning Communicator* which is available at <http://www.fairfaxcounty.gov/planning/70thanniversaryissue.pdf>.



### **James R. Hart** *At-Large*

James Hart was appointed by former Board Chairman Gerry Connolly on January 5, 2004 for a four-year term. In 2008, he was reappointed by the Board of Supervisors to a second four-year term that will expire at the end of December 2011.

Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization and formerly chaired the Countywide Non-motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land-use Committee from 1998-2000. He previously represented the Virginia Run Community Association on Sully District Council.

In 2010, Hart chaired the Environment Committee. He was a member of the Policy & Procedures Committee, Parks Committee, and the Transportation Committee; and, was an alternate member of the Land Use Process Review Committee.

## 2010 Planning Commission Members

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Hart, a graduate of the University of Virginia's School of Law, received his undergraduate degree from the UVA School of Architecture. He has been director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, the American Bar Association, the American Judicature Society, and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993. Hart resides in the Virginia Run community in the western part of Fairfax County. He was featured in the April 2008 issue of the *Planning Communicator*. That publication is available online at <http://www.fairfaxcounty.gov/planning/april2008newsletter.pdf>.

### **Kenneth A. Lawrence** *Providence District*



Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Linda Smyth) in January 2004 to complete the unexpired term of the former commissioner. On December 6, 2004, he was reappointed (on a motion by Supervisor Smyth) to his first full four-year term and was again reappointed in December 2008. His current term will expire at the end of December 2012.

Lawrence formerly chaired the Briarwood Citizens Association Land-Use Committee and was the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the "Fairlee" out-of-turn Comprehensive Plan amendment in the Providence District. Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee. Lawrence was named 2007 Providence District Lord Fairfax, a yearly honor awarded by the Board of Supervisors to recognize two people from each district and At-Large who demonstrate exceptional volunteer service, heroism, or other special accomplishment.

In 2010, Lawrence was a member of the following six committees: Environment; Land Use Process Review; Policy & Procedures; Telecommunications; Transportation; and Tysons. He has been a *Virginia Certified Planning Commissioner* since 2005.

Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research with a focus in instructional design. He developed courses in technical and procedural training, employee development and employee performance support for members of the military, sales staff, procurement and tax specialists, and research managers. Lawrence and his wife reside in the Fairfax area of the Providence District. He was featured in the August 2007 *Planning Communicator* available online at <http://www.fairfaxcounty.gov/planning/august2007newsletter.pdf>.



### **John L. Litzenberger, Jr.** *Sully District*

John Litzenberger was appointed by the Board of Supervisors (on a motion by Supervisor Michael Frey) to a four-year term effective January 1, 2008. His appointment will expire at the end of December, 2011.

A longtime participant in community service for Fairfax County, Litzenberger was one of the original founders of the West Fairfax County Citizens Association and served as that organization's President from 1986-1988. He has also been a member of several committees in the Centreville area, including the Land Use and Methodist Church Finance and Building Committee.

Litzenberger was also appointed by the Board of Supervisors to serve on the Centreville Core study from 1982-1988; was named "2007 Volunteer of the Year" for the Sully District by "Celebrate

## 2010 Planning Commission Members

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Fairfax"; and served as the Sully District representative on the Redevelopment and Housing Authority until July 2008.

In 2010, Litzenberger served as a member of the Housing Committee, the Schools Committee, the CIP Committee, and the newly constituted Telecommunications Committee. He was an alternate member of the Land Use Process Review Committee and the Policy & Procedures Committee.

A 1972 graduate of Syracuse University with a degree in biochemistry, Litzenberger received his Master's degree in Systems Management from the University of Southern California. He served with the United States Air Force for over 30 years and took part in military operations, including the Vietnam War and the first Persian Gulf War.

Litzenberger has also been involved with the civilian air industry, serving as an operations officer at the Federal Aviation Administration and later as a senior management official at various commercial airports. He currently is the General Manager for Atlantic Airport Services, LLC.

Litzenberger and his wife Barbara have three grown children and currently reside in Centreville. He was featured in the April 2009 edition of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/april2009newsletter.pdf>.

**Rodney L. Lusk**  
*Lee District (Jan. – June)*



Rodney Lusk was appointed on January 5, 2004 to his first four-year term by the Board of Supervisors (on a motion by former Supervisor Dana Kauffman). He was reappointed to a second term in January 2008; however, resigned effective June 30, 2010, due to career and family obligations. James Migliaccio was appointed to complete the balance of Lusk's term, which will expire at the end of December 2011.

Prior to being appointed to the Planning Commission, Lusk was the At-Large appointee on the Fairfax County Park Authority. He currently is President of the Business Alliance of George Mason University and vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. Lusk is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council.

Lusk is a member of the Advisory Board for the Minerva Seed Fund and is immediate past chairman of the Board of Directors and past chairman of the Alumni Outreach and Support Committee for Leadership Fairfax. He is a former recipient of the Torch Bearer Award, an award presented by Leadership Fairfax. Lusk was the recipient of the 2007 Citizenship Award presented by the Lee District Association of Civic Organizations.

During 2010, Lusk chaired the Capital Improvement Program Committee. He was also a member of the Housing Committee as well as the Tysons Committee and an alternate member of the Parks Committee. Lusk served as the PC appointee on the Board's Revitalization Committee and the Economic Advisory Committee. He has been a *Virginia Certified Planning Commissioner* since 2005.

Lusk is currently employed by the Fairfax County Economic Development Authority as the Director of National Marketing. Formerly he was the land-use and zoning administrative aide for the Providence District Supervisor.

Lusk resides in the Kingstowne area with his wife and two daughters. He was featured in the December 2007 and August 2010 issues of the *Planning Communicator*, available online at <http://www.fairfaxcounty.gov/planning/newsletters.htm>.

## 2010 Planning Commission Members

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**James T. Migliaccio**  
*Lee District (effective July 1, 2010)*

James Migliaccio was appointed to represent the Lee District by the Board of Supervisors (on a motion by Supervisor Jeff McKay) on June 22, 2010. Sworn in on July 14, 2010, Migliaccio will complete the term of Commissioner Rodney Lusk, which expires on December 31, 2011.

Migliaccio previously worked for TSCG, Inc., a national management consulting firm specializing in land use development issues. He was a former senior staff member to U.S. Senator Charles S. Robb as well as Mason District Supervisor Penny Gross. He now provides freelance public relations and grassroots outreach consulting services through his own company, Migliaccio Solutions.

Following his appointment to the Planning Commission, Migliaccio completed the necessary coursework from PlanVIRGINIA and earned his designation as a *Certified Planning Commissioner* in December, 2010.

Migliaccio received a B.S. from James Madison University and continued his education with certificate programs from the Legislative Studies Institute, Harvard-MIT and the Meany Center for Labor Studies. A lifelong resident of northern Virginia, Migliaccio currently resides in the Springfield area of Lee District. He has one son.

**Peter F. Murphy, Jr.**  
*Springfield District*



Peter Murphy was appointed by the Board of Supervisors to represent the Springfield District in December 1982 (on a motion by former Supervisor Marie Travesky). He was reappointed to additional four-year terms in 1986, 1990, 1994, 1998, 2002, and 2006 (on motions by former Supervisor Elaine McConnell). Murphy was reappointed to his eighth four-year term, effective in January 2011, by the Board in December 2010. He was sworn into office on January 13, 2011 for a term that will expire at the end of December 2014,

Murphy chaired the County's Telecommunications Task Force and is a member of the Board of Directors of Celebrate Fairfax, Inc. He is the recipient of the following awards and honors:

- Times Courier* Citizen of the Year
- Distinguished Public Service Leadership Award from the Springfield District Council
- Fairfax County Volunteer of the Year Award in the Community Leader Category
- Honors Award from the Department of Planning and Zoning
- Honorary Alumnus of Norwich University
- Honorary Chief of the Burke Volunteer Fire and Rescue Department
- 1999 Lord Fairfax for the Springfield District
- 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.
- 2006 Katherine K. Hanley Public Service Award from Leadership Fairfax
- 2007 Lawrence V. Fowler Award from the Board of Supervisors
- 2009 Department of the Army Commander's Award (Medal) for Public Service

Murphy is currently serving his 23<sup>rd</sup> term as Planning Commission Chairman, having been annually elected to that position since 1989. Prior to being elected Chairman, he served two terms as Vice Chairman and three years as Commission Secretary.

## 2010 Planning Commission Members

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In 2010, Murphy chaired the Land-Use Process Review Committee and the newly constituted Telecommunications Committee. He was also a member of the Capital Improvement Program Committee and the Personnel & Budget Committee.

Murphy was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commissioners.

A graduate of Boston College, Murphy received a commission in the U.S. Army through the Reserve Officers' Training Corps program. He currently is a public relations and communications professional. He resides in Burke with his wife and daughter.

Murphy was featured in the first issue of the *Planning Communicator* available online at <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>.



**Timothy J. Sargeant**  
*At-Large*

Effective December 2006, the Board of Supervisors appointed Tim Sargeant as an At-Large member to the Planning Commission on a motion by former Board Chairman Gerry Connolly. Sargeant was reappointed to his second four-year term, effective in January 2011, by the Board in December 2010. He will be sworn into office on January 13, 2011 for a term that will expire at the end of December 2014,

Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the 3000-acre Laurel Hill site in southern Fairfax County. He also chaired the Laurel Hill Adaptive Reuse Citizens Task Force and was appointed by the Board of Supervisors to serve as one of three members of the Laurel Hill Project Advisory Committee to oversee implementation of the Task Force recommendations. The *Times Community Newspapers* of Northern Virginia selected him as 2004 Citizen of the Year.

Sargeant co-chaired the 2002 and 2005 Area Plans Review Task Forces for the Mount Vernon District, was vice president of the Federation of Lorton Communities (now the South County Federation), and president of his homeowners association. Sargeant is on the board of directors of Celebrate Fairfax, Inc and the Board of Directors of the Northern Virginia Regional Park Foundation. He was elected 2010 President of the Mount Vernon-Lee Chamber of Commerce. He currently serves on the Board of Directors of the Greater Reston Chamber of Commerce.

Sargeant was appointed by former Virginia Governor Tim Kaine in 2008 as a member of the *Board of Visitors of Gunston Hall*. Gunston Hall Plantation, a National Historic Landmark, is located on 550 acres in Fairfax County and was the home of George Mason. (NOTE: Governor Bob McDonnell reappointed Sargeant to the *Gunston Hall Board of Visitors* on January 7, 2011.)

In 2010, Sargeant was a member of the following Planning Commission committees: Capital Improvement Program, Environment, Land Use Process Review, Schools, and Transportation. He was an alternate member of the Housing Committee and the Policy & Procedures Committee. Sargeant became a *Virginia Certified Planning Commissioner* in 2007.

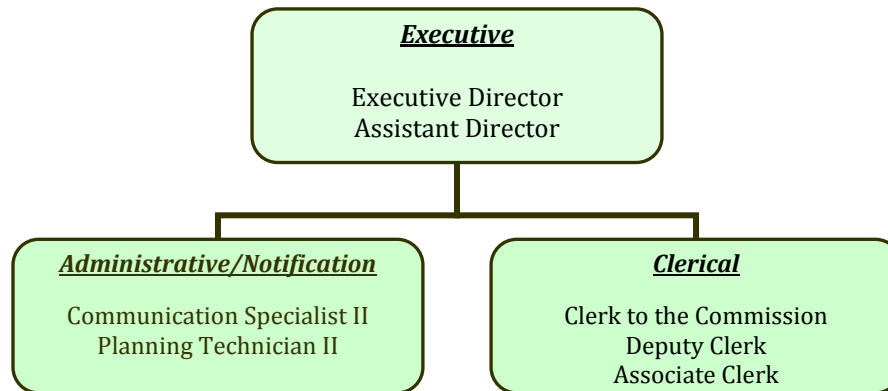
Currently a state and local affairs manager with Dominion Virginia Power, Sargeant was previously in charge of media relations for a natural gas utility. He also worked as a newscaster, reporter and editor for the Associated Press Radio Network in Washington, D.C.

Sargeant lives in the Mount Vernon District with his wife and two children. He was featured in the August 2008 issue of the *PC Communicator*. That publication is available online at <http://www.fairfaxcounty.gov/planning/august2008newsletter.pdf>

## 2010 Planning Commission Office

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For the first four months of 2010, there were eight employees in the Planning Commission Office. Following the April retirement of Norma Duncan, Administration Assistant III, that position was abolished (due to budget constraints) and the Commission staff now consists of seven employees and three branches or program areas. Due to the November 2010 retirement of Linda Rodeffer, the Clerk to the Planning Commission position is vacant and is expected to be filled within the next several months. Each branch within the Planning Commission Office performs different functions; however the staff is cross-trained in order to ensure maximum operating efficiency. Listed below are the positions within the three branches, as of April 2010.



The vision and mission statements of the staff of the Planning Commission Office are:

**VISION:** The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.

**MISSION:**

- ☞ Provide administrative support to the Planning Commission;
- ☞ Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- ☞ Provide verbal and written assistance on land-use issues;
- ☞ Actively support and encourage public participation in the land-use process;
- ☞ Document actions of the Commission; and
- ☞ Provide information about actions of the Commission.

### **Executive Branch**

The Executive Director and the Assistant Director are responsible for preparing administrative and financial reports and documents as well as coordinating the agenda for all the meetings of the Planning Commission and its committees. In addition to supervising the staff, overseeing production of the *Planning Communicator* newsletter, the *PC Roundtable*, and other special projects (including the Area Plans Review process), the Executive Director and the Assistant Director document, interpret and report information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission.

### **Meetings and Application Scheduling**

The two members of the Executive Branch schedule the meetings and agenda of the Planning Commission and its committees. During 2010, the Commission held 43 regular meetings, 29 Committee meetings, three briefings, and took action on 401 land-use items. The Executive Staff

## 2010 Planning Commission Office

transmitted to the Board of Supervisors (for public hearing or as *Information Items*) all actions and recommendations made by the Planning Commission.

Of the total number of applications requiring public hearing by the Planning Commission, only 47 items were the subject of Planning Commission public hearing on the originally scheduled date. Public hearings and/or decisions on the majority of scheduled applications required one or more deferrals thus necessitating 280 rescheduling and calendar changes. In addition to the rescheduling requirement, these deferrals required staff updates to the calendar agenda featured on the Planning Commission webpage. Public hearing deferrals also necessitated re-advertising, re-notification, and re-posting of application properties (for certain cases not deferred prior to completion of the public notice requirements).

### ***Planning Commission Roundtable***

The *Planning Commission Roundtable* is a monthly video program about land-use topics of interest to County citizens. Begun in 2003 as part of a public outreach effort, each broadcast is hosted by the Planning Commission Chairman in a roundtable format to enable discussion between individual Commission members and/or invited guests.

The *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday at 6:30 pm and Wednesdays at 10:30 pm (when the Commission is not meeting or if meetings have adjourned prior to that time). The 2010 *Roundtable* broadcast schedule is listed below.

	<u>2010 Roundtable Program Schedule</u>
January	<i>Tysons Committee Update</i>
February	<i>BRAC Update</i>
March/April	<i>Strike Teams Revisited</i>
May	<i>South County Area Plans Review</i>
June	<i>How to Implement the Tysons Adopted Comprehensive Plan</i>
July/August	<i>Tysons Transportation Needs</i>
September	<i>Laurel Hill Adaptive Resource Project</i>
October/November	<i>Virtual Fairfax</i>
December	<i>Telecommunication Facilities &amp; Safety Issues (Part 1)</i>

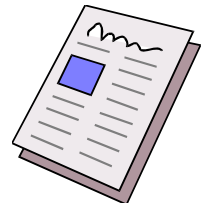


More information on the *Planning Commission Roundtable* is available on the Commission's web site at <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Specific *Roundtable* programs can be viewed at the PC Office or copied on a compact disc for a small fee by contacting the Communications Production Division at 703-324-5930 (TTY 703-222-8653). Recent *Roundtable* broadcasts can be seen via Channel 16's Video on Demand feature at [www.fairfaxcounty.gov/cable/channel16/vod.htm](http://www.fairfaxcounty.gov/cable/channel16/vod.htm).

### ***Planning Communicator***

Three issues of the *Planning Communicator* newsletter were published in 2010. In addition to providing information about the activities of the Planning Commission, each issue included articles on relevant land-use issues and the following standard features:

- Commissioner Spotlight and/or Feature Article
- Committee Activities
- Planning Commission Land-Use Actions
- Roundtable Program Updates
- Announcements
- Updates on Land Use Actions



## 2010 Planning Commission Office

An update on Tysons Corner was the feature article in the April 2010 issue; Commissioner Lusk was featured in the August 2010 Communicator; and the lead story in the December 2010 issue addressed telecommunication applications and related issues.

All issues of the *Planning Communicator* (since its inception in 2005) are available online at: <http://www.fairfaxcounty.gov/planning/newsletters.htm>.

### **Special Projects**

The Executive Branch continued to monitor and refine the balanced scorecard and strategic map developed in 2008 as part of the strategic planning and workforce planning efforts introduced by the County Executive's Office. As noted in the *2009 Report of Activities*, the four key vision elements of the Planning Commission and staff focus on financial management, learning and growth, internal processes, and customers.

The Executive Branch continued to refine the *Continuity of Operations Plan* for the agency, submitted the agency's yearly *Diversity Plan*, served as agency *Training Coordinators*, reassigned internal tasks as part of strategic planning procedures, and served as key contacts for the Planning Commission committees as well as the 2008-2009 and 2009-2010 Area Plan Reviews.

### **2008-2009 North County Area Plans Review Update**

The Area Plans Review (APR) process provides the public the opportunity to propose site specific changes to the land use recommendations found in the Area Plan volumes of the Comprehensive Plan and on the Comprehensive Plan Map. The Comprehensive Plan is a guide used by the Planning Commission and the Board of Supervisors when making land use decisions.



As noted in the Commission's *2009 Report of Activities*, the majority of the North County Area Plans Review (APR) nominations, submitted for the Dranesville, Hunter Mill, Providence, and Sully Districts, were acted upon by the Planning Commission in 2009. At the beginning of 2010, twelve nominations had not yet been acted on by the Planning Commission. Three proposed amendments concerning impervious surface trails in Great Falls (08-III-16UP, 08-III-17UP and 08-III-18UP) expired due to non-action by the Commission. The remaining nine nominations were determined by the Commission and staff to have the potential to add 5,000-plus vehicle trips per day to the road network. Per Chapter 527 of the 2006 Acts of Assembly and §15.2-2222.1 of the *Code of Virginia*, nominators of these proposed Plan amendments were required to submit a traffic analysis to the Virginia Department of Transportation (VDOT) for review prior to public hearing by the Planning Commission.

Of the nine remaining North County APR nominations requiring VDOT review, the Commission held public hearings and a markup session on January 14 and January 28, 2010, respectively, on the following four nominations: 08-III-25UP, 08-III-3UP, S08-III-DS1, and 08-III-6DS. On February 23, 2010, the Board of Supervisors concurred with the Commission's favorable recommendations on these items.

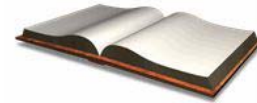
Three of the nine "Chapter 527" nominations were 08-III-7UP, 08-III-11UP, and 08-III-12UP (also known as the CIT items). The Planning Commission held public hearings on these items on March 18, 2010. At its May 13 mark-up session, the Commission voted to forward the items to the Board of Supervisors for their public hearing on May 25, 2010. On July 27, 2010, the Board approved the



## 2010 Planning Commission Office

### Clerical Branch

The three members of the clerical team are the Clerk to the Commission, Deputy Clerk, and Associate Clerk. They are responsible for preparing minutes of Planning Commission and committee meetings, summaries of Commission meetings, and verbatim excerpts after the close of the public hearing on each application as well as a verbatim of administrative actions taken during Commission Matters.



In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 363 speakers who testified at 2010 public hearings. The Clerical Branch staff also prepared Summaries, Verbatims, and Minutes of the meetings of the Planning Commission and its committees. After the receptionist position was abolished in April of 2010, the clerical branch assumed additional duties of that position related to incoming/outgoing mail and posting meeting information on the web.

<b>Clerical Workload</b>			
	<b>2008</b>	<b>2009</b>	<b>2010</b>
Verbatims Prepared	215	310	349
Summaries Completed	43	46	43
Commission Minutes	43	46	43
Committee Minutes	34	50	29
Speakers Registered	170	266	363

Speakers Lists were posted twice for the 43 regular meetings (once the day of a Commission meeting and once the day after a meeting to reflect any updates). Summaries and verbatims are posted within several days of a meeting and draft Minutes are posted within several weeks of a meeting.

The table to the left provides a three-year comparison of that portion of the Clerical Branch workload concerning Planning Commission meetings. The chart on the next page illustrates the variety and number of 2010 web postings

handled by the Clerical Branch and/or the Administrative/Notification Branch.

Two members of the branch (Kara DeArrastia and Jeanette Nord) received *Outstanding Performance Awards* in late 2010 for completion of the project to convert VHS recordings of Planning Commission meetings to DVDs. During 2010 the staff also continued to work on the project to ensure that all archived hard-copy Planning Commission Minutes are available online to the public. Minutes from 1992 and 1993 were scanned and posted; therefore Minutes from 1992 through 2010 are available to the public online at <http://www.fairfaxcounty.gov/planning/minutes.htm>. Minutes from 1990 and 1991 are expected to be posted on the Web within the next several years; however, Commission Minutes from 1941 through the present are available in PDF format and can be emailed to the public upon request.

### Administrative/Notification Branch

This branch consisted of three members until April 2010. Following the retirement of the Administrative Assistant III and the subsequent abolishment of that position, the two remaining members of this branch have assumed additional responsibilities. Under the guidance of the Assistant Director, the branch assists the Clerical Branch with telephone and in-person interaction with the public, verifies written public notice accuracy, updates the committee agenda on the web site, and updates the Commission's online calendar and meeting agenda.

#### ***Public Interaction***

All staff members deal with the public and respond to telephone inquiries for information; however, the Administrative/Notification Branch staff handles the bulk of telephone calls and walk-ins from first time visitors. During 2010, the branch itself fielded 967 phone calls, accepted 142 courier

## 2010 Planning Commission Office

deliveries, met in person with 164 visitors, and assisted the Executive Branch in providing information to the media and processing Freedom of Information requests.

### **Written Notice of Pending Land-Use Applications**

The Commission staff is responsible for ensuring that proper and timely notice, as set forth in the *Code of Virginia* and the *Fairfax County Zoning Ordinance*, is provided to owners of property abutting land that is the subject of a land use application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors.



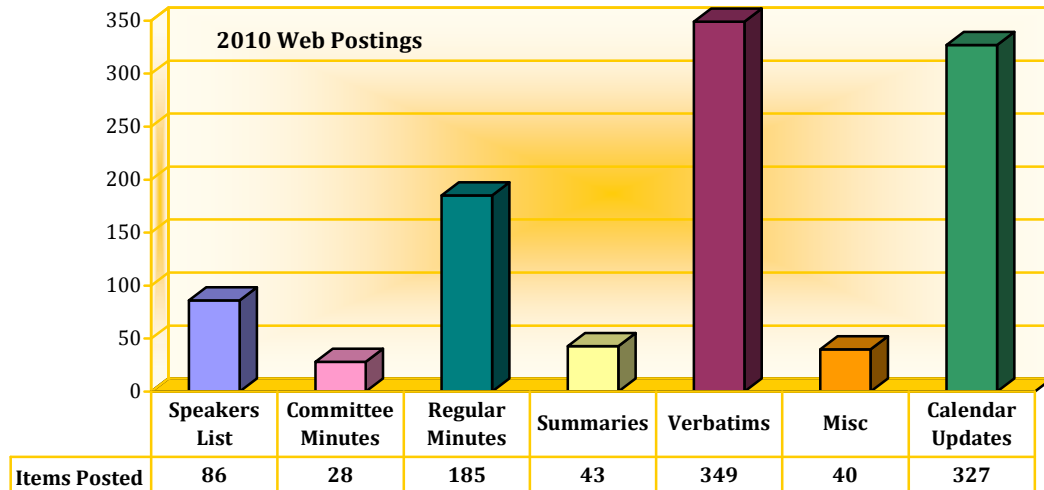
During 2010, members of this Branch verified the accuracy of public notices (required due to regulations of the *Code of Virginia* and the *Fairfax County Zoning Ordinance*) on 153 applications. Of that number, 41 were for applications scheduled for public hearing by the Board of Supervisors and 112 were for applications scheduled for Planning Commission public hearing. Staff also sent first class deferral letters announcing the deferral to a date certain of five applications set for Planning Commission public hearing and 10 items deferred to a date certain by the Board.



### **Web Posting**

The branch is responsible for posting daily updates to the Commission's meeting agenda for the future three months from a specific date. Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted on a monthly basis. In addition, Committee Minutes are posted upon completion.

As documented below, the Planning Commission web site is constantly updated by the Clerical Branch and/or the Administrative/Notification Branch. The following chart depicts the variety and number of updates made to the Commission's web site in 2010.



The miscellaneous category includes the posting the following items: nine updates made to the 2010 Roundtable program description, three issues of the 2010 *Planning Communicator*, and the meeting schedule for the 29 committee meetings. The Minutes category includes 2010 regular and committee Minutes as well as the 1992 and 1993 hard copy Minutes that were scanned and posted. The verbatims category reflects the number of 2010 verbatims that were posted on the Commission's web site following completion by the Clerical Branch.

NOTE: Refer to the *Introduction* section of this report for *WebTrends* data about the number of visitors to the Planning Commission Web site compared to last year as well as the most popular pages viewed in 2010.

## 2010 Planning Commission Office

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### ***Staff Biographies***

A short biography of the eight staff members (listed in alphabetical order within each branch) of the Planning Commission Office is provided on the next several pages.

#### Executive Branch

##### ***Barbara J. Lippa***

Barbara Lippa began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director and served in that capacity until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999.

A native of Rochester, New York, Lippa graduated from the State University of New York at Brockport with a B.S. in History and Political Science. She received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Positions held prior to 1978 included employment as a program analyst with the National Advisory Council on the Education of Disadvantaged Children, staff to the National Advisory Council on Indian Education, and supervisor of freezer operations for her father's Ice Cream Distribution Corporation. In December 1999, Lippa was designated a *Virginia Certified Planning Commissioner*. On July 23, 2010, she was presented with a Team Excellence Award for her work with the Commission's Tysons Committee.

Lippa has been an active member of Zonta International for 26 years, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has previously served as president of the Fairfax Club and in several Club Committee Chair positions, and currently serves as Vice President, Membership Chair, Scholarship Chair, and writer/editor of the newsletter, *Zontalines*. At the District level, Lippa has previously served as Service Chair, Area IV Director, Lt. Governor, Governor, and two-time member of the District Nominating Committee, once as Chair. She currently serves as a District Centurion and once again as District Nominating Chair for 2010-2012. Lippa also served as a member of the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2008.

##### ***Sara Robin Ransom***

Robin Ransom (formerly Hardy) first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Associate Clerk in 1977 and then Clerk to the Commission in 1979, serving in that capacity until the birth of her second child in November 1988.

Following a brief leave of absence, Ransom was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) in 1989. She held that position until her promotion to Assistant Director (Management Analyst III) in 1999. Ransom was designated a *Virginia Certified Planning Commissioner* in 2002.

Ransom attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Ransom worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce.

#### Administrative/Notification Branch

##### ***Christopher B. Remer***

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Remer has private sector experience in media relations, customer service, and

## 2010 Planning Commission Office

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information technology management. In 2007, the Management Analyst II position was reclassified to Communication Specialist II. He recently took graduate level courses at George Mason University toward a Masters Degree in Public Policy. Remer earned the designation of *Virginia Certified Planning Commissioner* in 2007.

### ***Toni M. Denson***

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician I. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was an insurance counselor with GEICO.

### ***Norma J. Duncan***

Norma Duncan retired from Fairfax County in April of 2009 after five years with the Planning Commission Office. She was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation as an Executive Assistant with the General Services Administration. Earlier positions held by Duncan included Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems, Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction, and administrative positions at the Social Security Administration and the Army Security Agency.

### Clerical Branch

### ***Linda B. Rodeffer***

Linda Rodeffer retired from the Planning Commission Office in November, 2010 after 13 years. Rodeffer was first hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997. She was promoted to Deputy Clerk (Administrative Assistant IV) and later to Clerk (Administrative Assistant V). Prior to joining the Planning Commission Office, she worked for the Fairfax County Department of Tax Administration, Fairfax County Circuit Court, Fairfax County District Court, and the Department of the Navy. On July 23, 2010, Rodeffer was presented with a Team Excellence Award for her work with the Commission's Tysons Committee.

### ***Kara A. DeArrastia***

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). She formerly worked for the Department of Finance as well as the Department of Tax Administration. DeArrastia received an AA in Business at Western International University and a B.S. in Business/Communications from the University of Phoenix. She is currently pursuing her Masters Degree in Public Administration at George Mason University. DeArrastia was promoted to Deputy Clerk (Administrative Assistant IV) in September 2006. On November 18, 2010, she was presented an Outstanding Performance Award for her work converting VHS recordings of Commission meetings to DVDs and for assuming additional duties of the abolished receptionist (Administrative Assistant III) position. (NOTE: In January, 2011, DeArrastia was promoted to Clerk to the Commission (Administrative Assistant V).

### ***Jeanette Nord***

Jeanette Nord was hired in May 2007 as an Associate Clerk (Administrative Assistant III). She received a B.A. in Spanish from Penn State University. Nord, a professional singer with a band in her free time, previously worked 16 years for the federal government in training, transportation and contract management. On November 18, 2010, she was presented an Outstanding Performance Award for her work converting VHS recordings of Commission meetings to DVDs and for assuming additional duties of the abolished receptionist (Administrative Assistant III) position.

## 2010 Planning Commission Committees

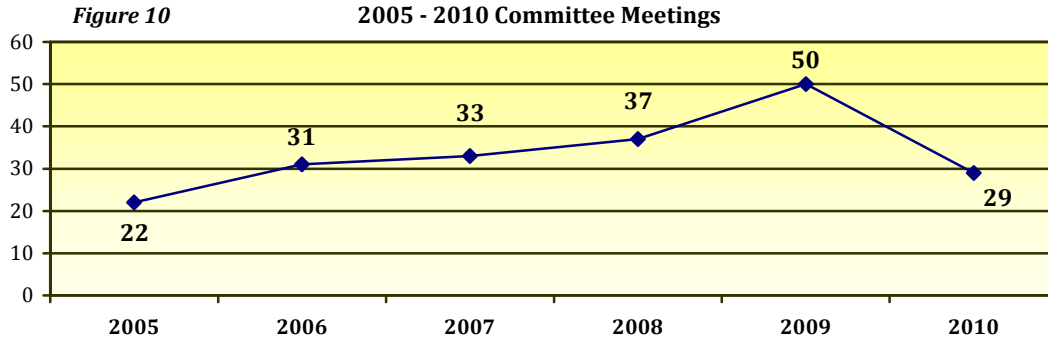
### Overview of Committees

Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many committees met jointly with other Board-appointed authorities and commissions (i.e. the Environmental Quality Advisory Council, the Housing Authority, and the Transportation Advisory Commission). In addition to receiving input from county staff and private sector experts, public participation was encouraged at all committee meetings.

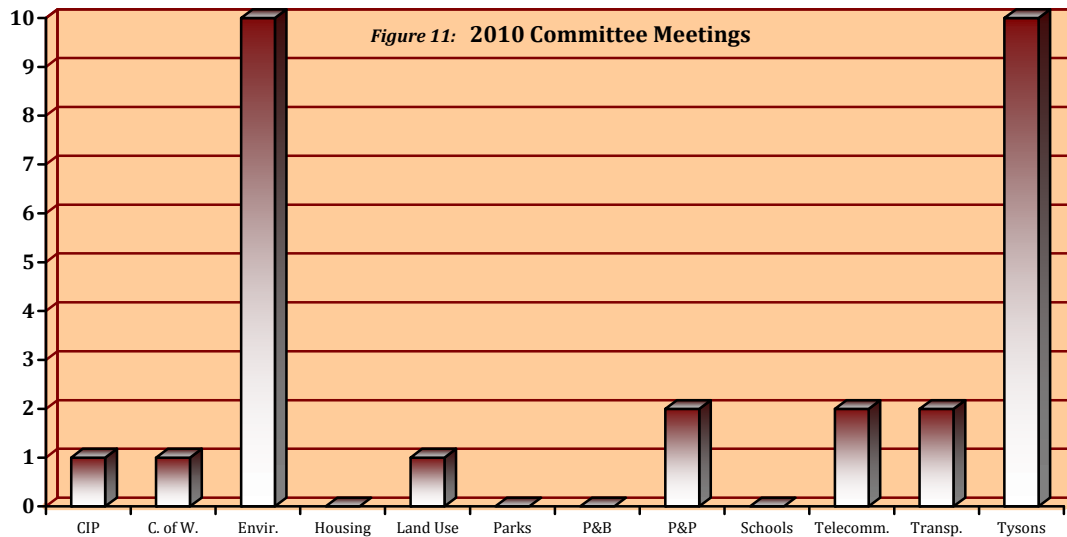


Eleven committees were appointed in 2010. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), the nine special committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons. The Commission met once as a Committee-of-the-Whole. Four committees (Housing, Parks, Personnel & Budget, and Schools) did not meet.

As shown in Figure 10, the number of committee meetings declined in comparison to the previous year, due in part to the Tysons Committee completing its work on the Tysons Plan in May.



29 committee meetings (including one Committee-of-the Whole session and one joint meeting with the Board of Supervisors) were held in 2010, as shown in Figure 11.



The two most active 2010 committees were the Tysons Committee and the Environment Committee, each with 10 meetings. The committees are listed (in alphabetical order) on the following pages along with a synopsis of the issues reviewed and actions taken.

## 2010 Planning Commission Committees

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### Capital Improvement Program Committee

Rodney L. Lusk, Chair  
Frank A. de la Fe  
Peter F. Murphy, Jr.  
Timothy J. Sargeant  
John L. Litzenberger, Jr.



On March 4, during a regular meeting of the Planning Commission, representatives from the following County agencies gave presentations on the proposed *Capital Improvement Program (CIP) for Fiscal Years 2011-FY 2015 with Future Fiscal Years to 2020*:

Fairfax County Public Schools	Fairfax County Public Libraries
Fairfax County Fire & Rescue Department	Fairfax County Police Department
Fairfax County Department of Transportation	Fairfax-Falls Church Community Services Board
Fairfax County Park Authority	Housing & Community Development
Wastewater Management	Stormwater Management

CIP projects involve land acquisition as well as the construction and maintenance of public facilities necessary for the safe and efficient provision of public services. They are grouped into seven functional areas and are prioritized based on specific criteria associated with the following four classifications: (1) Immediate (projects may move to the 5 year plan within one year); (2) Near term (projects may be moved to the 5 year plan within 2-3 years); (3) Long term (projects may be moved to the 5 year plan within 4-5 years); and (4) Future (anticipated but not yet scheduled projects).

The Commission's CIP public hearing was held on March 18. The CIP Committee held one meeting (March 24) to discuss the testimony provided at the workshop and public hearing. The following topics were discussed: funding the Dulles Corridor Metrorail project; the County's bond capacity as well as referenda for public schools, a new public safety headquarters, replacement of the Woodburn Mental Health Center, and affordable housing. Martha Reed, Capital Programs Coordinator with the Department of Management & Budget, advised that staff sought support for four recommendations:

- Continue the \$155 million sales level for FCPS through FY 2012;
- Place the County bond referenda for fall 2012 (FY 2013) and fall 2014 (FY 2015) on hold;
- Implement a short-term borrowing plan to address the backlog of capital renewal projects at County-owned facilities; and
- Increase the stormwater service district rate from one penny per \$100 of assessed value to a penny and a half per \$100 of assessed value.

The Committee asked that a note be included in the CIP that buying an existing building would be less expensive than renovating or replacing it and agreed that Chairman Lusk should prepare a memorandum forwarding the following recommendations to the full Planning Commission:

- Endorsement of the FY 2011 Advertised CIP, which includes a bond program designated to continue to fund projects currently underway, with a commitment to the Fairfax County Schools with a referendum of \$240 million scheduled every other year (however, based on the fiscal environment, both bond referendums previously planned for County projects in the fall of 2012 and 2014 should be on hold); continuation of the \$155 million sales level for Fairfax County Public Schools through FY 2012, with the School sales target returning to \$130 million beginning in FY 2013; and, support for an increase in School sales above \$130 million if future budgets will allow;
- Support for the short term borrowing plan proposed to address the backlog of capital renewal projects at County-owned facilities, such as roof replacement, HVAC replacement, and other major building subsystem replacements that have long outlived their useful life;

## 2010 Planning Commission Committees

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- Support for exploring the possibility of acquiring available vacant office space to house the Public Safety Headquarters and allow for the replacement of the aging Massey Building; and
- Support for the proposed increase in the Stormwater Service District rate from one penny per \$100 of assessed value to a penny and a half per \$100 of assessed value, which will generate approximately \$28 million to fund both staff and operating costs as well as capital project efforts, with the recognition that funding is needed to address regulatory requirements and to support reinvestment in the aging infrastructure, much of which is over 40 years old.

*NOTE: On March 31, 2010, the Planning Commission endorsed the CIP Committee recommendations.*

### **Committee-of-the Whole**

The Planning Commission met once in 2010 (January 13) as a committee-of-the-whole to receive a briefing from Jim Zook, Director of the Department of Planning & Zoning (DPZ) on the need to tailor DPZ workload to meet personnel resources, due to recent budget cuts. He suggested that the Commission reevaluate the current Area Plans Review (APR) process based on his belief that it was no longer the most effective means of planning for Fairfax County. Mr. Zook proposed that at some point in the future proposed amendments to the Comprehensive Plan might be better served by processing on an Out-of-Turn Plan Amendment (OTPA) basis. Various Commission members expressed concern that the OTPA process would not offer the extensive level of community input as provided for under the APR process. The Commission agreed to continue discussing this proposal at a later date with the Policy & Procedures Committee.



### **Environment Committee**

James R. Hart, Chair

Jay P. Donahue

Earl L. Flanagan

Kenneth A. Lawrence

Timothy J. Sargeant

*Alternates: Walter L. Alcorn, Frank A. de la Fe*



The Environment Committee held ten meetings in 2010 (January 6, January 28, March 4, March 25, April 29, June 24, July 22, September 30, October 6, and December 2) in joint session with the Environmental Quality Advisory Council (EQAC). Also present were staff members from the Department of Public Works & Environmental Services (DPWES) and the Department of Planning & Zoning (DPZ). The Committee discussed revisions to the Environmental Quality Corridor Disturbance Policy; revisions to the Policy Plan regarding Green Buildings; stormwater management, and green building energy monitoring and data collection..

### **Environmental Quality Corridor (EQC) Disturbance Policy**

As mentioned in last year's Report of Activities, the Environment Committee was asked by the Board of Supervisors to conduct a thorough review of the EQC policy to ensure that it remained functional and adhered to the County's environmental preservation and restoration objectives. The Committee gave DPZ staff guidance on the project scope, schedule, and process to be presented to the Board's Environmental Committee. At the end of 2009, the Committee finalized plans to solicit community and stakeholder input (in the forum of a public workshop) on a strawman draft of a proposed Policy Plan amendment to the Comprehensive Plan.

## 2010 Planning Commission Committees

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The public workshop was held on January 6, 2010. Following a detailed presentation by Noel Kaplan, Environmental Planner with the Environment & Development Review Branch of DPZ, six speakers commented on the draft amendment and suggested various changes for consideration by the Environment Committee. On March 4, the Committee voted unanimously to forward to the Planning Commission the proposed text regarding the EQC Plan Amendment with the recommendation that the Planning Commission direct staff to present the Plan Amendment to the Board of Supervisors for authorization.

On March 18, the Commission voted unanimously to endorse the Committee's recommendation to amend the Policy Plan with regard to EQC disturbances. The Board of Supervisors authorized Plan Amendment S10-CW-1CP on April 6, 2010. The Planning Commission public hearing was held on June 2 and the Board approved the amendment on July 27, 2010.

### Revisions to the Green Building Policy

The Committee continued its review, begun in late 2009, of the Green Building Policy set forth in the Policy Plan inasmuch as the Board of Supervisors directed that the Commission review the policy two years following its adoption in December 2007 to determine whether any revisions were needed. In order to structure the initial discussion, DPZ staff asked the Commission to consider whether residential standards and rating systems, introduced in 007, should be added to the Policy and whether distinctions be made between various types of LEED or equivalent rating systems.

The Committee asked staff to research if and how other jurisdictions monitored compliance with green building measurement tools. The following topics of discussion were developed for use at future meetings:

- Existing rating systems for residential and non-residential buildings
- How rating systems work
- Use of a nationally recognized green building rating system vs. local system
- Costs associated with green building
- Implementation
- Use of alternative rating systems (equivalent to LEED)
- Green buildings as a component of a greener type of development
- Policy clarification regarding acceptable ratings systems
- Greening groups of buildings vs. individual buildings
- Monitoring of green buildings / goal achievement
- Operation and management of green buildings (i.e. ensuring buildings stay green)
- How to best achieve green building goals through the zoning process
- Policy goals (e.g. energy efficiency/conservation)
- How to handle greening existing buildings

Following review of staff research and recommendations on June 24, July 22, and September 30, the Committee directed that the following additional items also be incorporated into the strawman draft: flexibility to address case-by-case concerns; an explanation of how a building fits into the environment; adaptive reuse of buildings and historic preservation; a definition of "or equivalent"; and language concerning the potential for public-private partnerships. Staff agreed to provide the Committee with a strawman draft in early 2011.

NOTE: The strawman draft was presented to the Committee on January 19, 2011 for consideration at its February 24, 2011 meeting.

### Stormwater Management

On April 29, the Committee was briefed by Paul Johnson on the stormwater management facilities associated with the Elm Street Community development (RZ/FDP 2009-PR-021). On October 6, Randy Bartlett, Director of the Stormwater Management Division of DPWES, gave a presentation on

## 2010 Planning Commission Committees

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the County's stormwater management system in relation to State and Federal regulations. The presentations were informative only and no actions were taken by the Committee.

### Green Building Energy Monitoring and Data Collection

Ellen Eggerton, Green Building Ombudsman with DPWES, briefed the Committee on green building energy monitoring and data collection. The presentation was informative only and no action was taken by the Committee.

### Housing Committee

Rodney L. Lusk  
Walter L. Alcorn  
Frank A. de la Fe  
Suzanne F. Harsel  
John L. Litzenberger, Jr.  
*Alternates: Earl L. Flanagan, Timothy J. Sargeant*



The Housing Committee did not meet in 2010 due to the workload of the Commission.



### Land Use Process Review Committee

Peter F. Murphy, Jr., Chair  
Frank A. de la Fe  
Earl L. Flanagan  
Kenneth A. Lawrence  
Timothy J. Sargeant  
*Alternates: James R. Hart, John L. Litzenberger, Jr.*

The Land Use Process Review Committee held one meeting (September 16) in 2010 with staff of the Department of Planning & Zoning (DPZ) to discuss the following issues: (1) filing fees for certain land use applications; (2) report on the impact of fees, implemented in July 2009, charged to applicants for proffer interpretations and for deferrals due to improper or untimely filing of affidavits; and (3) application descriptions.

### Filing Fees for Certain Land Use Applications

The Committee was advised by Leslie Johnson, Assistant Zoning Administrator, that in the near future DPZ staff would request that the Board of Supervisors considering authorizing a 3.1 percent increase in the fee for filing rezoning applications, proffered condition amendments, special exception applications, special permit applications, and proffer interpretations as part of the FY 2012 budget public hearings. She explained that the proposed increase was based on the change in the Consumer Price Index over the last twelve months. After noting that the fee increase would parallel the fee increases imposed by the Department of Public Works & Environmental Management, staff stated that the proposed Zoning Ordinance Amendment would include a table listing the existing and proposed fees for each application type.



Ms. Johnson then advised the Committee that, effective July 1, 2010, the *Code of Virginia* mandated that the fee for filing an appeal should not exceed the public hearing advertising cost and processing costs. As a recent of that change, she reported that a pending Zoning Ordinance Amendment would soon be authorized by the Board of Supervisors to revise the filing fee for an appeal of a determination of the Zoning Administrator or of a proffered condition from \$2,455 to an amount ranging from \$500 to \$1,000.

## 2010 Planning Commission Committees

*NOTE: The Planning Commission public hearing on this matter was held on November 3, 2010 and the Commission recommended a fee reduction to \$600.*

### Report on Fee Impacts for Proffer Interpretations and Affidavit-Related Deferrals

Regina Coyle, Director of the Zoning Evaluation Division of DPZ, distributed a table listing the number of applications that had been deferred due to affidavit-related issues since July 1, 2009. She reported that deferral fees of \$250 each, plus the cost of advertising, had been imposed on 13 applications (seven for Board public hearings, five for Planning Commission public hearing, and one for the public hearing by both bodies) for a total of \$4,286.80 in assessed fees. Ms. Coyle noted that the number of deferrals due to affidavit-related issues had declined from that of the previous year but did not know whether the reduction was a result of improved administrative procedures or the fee as a deterrence factor.



The Committee requested that staff research the advertising costs of newspapers of general circulation in Fairfax County to ensure that the least expensive was utilized in order to minimize advertising costs that would be charged to an applicant.

With regard to the fee for proffer interpretations implemented in July 2009, Ms. Coyle reported that the flat fee of \$500 had generated \$45,500 in FY 2010 and \$11,500 for FY 2011 (to date). In response to a question from the Committee, Ms. Coyle noted that proffer interpretation requests made by the Board of Supervisors, Planning Commission, or a County agency were not subject to the fee. She added that the proposed 3.1 percent increase, if adopted, would apply to proffer interpretations.

### Application Descriptions

The Committee asked that staff also examine the language contained in notification letters to ensure that rezoning and special exception application proposals were clearly described. Ms. Coyle advised that staff had decided to place more emphasis on the description of a proposed telecommunications facility in advertisements and notification letters and to include the proposed height. The Committee also directed staff to evaluate how and where other local jurisdictions posted application signage to determine how to improve County signage.

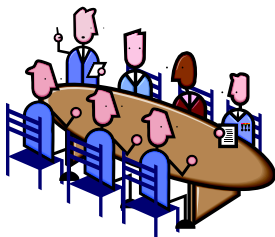


### Parks Committee

Frank A. de la Fe  
James R. Hart  
Earl L. Flanagan

*Alternates: Suzanne F. Harsel, Rodney L. Lusk*

The Parks Committee was appointed but did not meet in 2010 due to the workload of the Commission.



### Personnel & Budget Committee

Janet R. Hall, Chair  
Frank A. de la Fe  
Suzanne F. Harsel  
Peter F. Murphy, Jr.

The Personnel and Budget Committee was appointed but did not formally meet in 2010.

## 2010 Planning Commission Committees

### Policy & Procedures Committee

Janet R. Hall, Chair

Walter L. Alcorn

Suzanne F. Harsel

James R. Hart

Kenneth A. Lawrence

*Alternates: Earl Flanagan, John L. Litzenberger, Timothy Sargeant*



The Policy and Procedures Committee met twice (January 21 and April 14) with senior staff from the Planning Division, the Zoning Administration Division of the Department of Planning & Zoning (DPZ), and Facilities & Transportation Services for Fairfax County Public Schools (FCPS) to discuss (1) the policy of the Fairfax County School Board regarding telecommunications facilities at school sites; and (2) the 2010 Zoning Ordinance Amendment Work Program.



### Telecommunications Facilities at School Sites

Dean Tistadt advised the Committee that of the 40 percent rental income received by FCPS for allowing telecommunications facilities to be placed on school property, 15 percent was directed to the individual school and the remaining 25 percent went to the school system. Len Forkas, CEO of Milestone Communications, explained the construction, leasing, and maintenance process for locating telecommunications facilities on school property. He pointed out that a one time fee of \$25,000 was assessed by FCPS for each new monopole placed on a school site. Mr. Forkas added that telecommunications facilities were permitted on high school properties and that over \$3 million per year would be generated should the School Board decide to permit the location of treepoles on elementary school sites. Following discussion, Mr. Tistadt said that given the support of the Committee for placing telecommunications facilities on middle and elementary school properties, he would present the issue to the School Board for consideration.

### 2010 Zoning Ordinance Amendment Work Program

DPZ staff briefed the Committee on the status of the 2009 Priority 1 Zoning Ordinance Work Program and then presented the proposed 2010 Work Program. Eileen McLane, Zoning Administrator, noted that the 2010 Priority 1 Work Program consisted of 27 proposed amendments, three of which had been authorized for public hearing. Five of the remaining 24 items were new proposals and 19 items were carried over from the 2009 Work Program. The Commission advised staff that item 18 (concerning PRC District density) may not be ready for the proposed authorization date of October 2010. Subsequent to a discussion about tandem parking, and the decision that the matter did not need to be added to the Work Program, the Committee voted unanimously to recommend that the Planning Commission endorse the proposed 2010 Zoning Ordinance Work Program.



*NOTE: On April 14, 2010 the Planning Commission voted unanimously to support the Committee recommendation and forwarded the 2010 Work Program to the Board of Supervisors for approval.*



### Schools Committee

Walter L. Alcorn

Earl L. Flanagan

Suzanne F. Harsel

John L. Litzenberger, Jr.

Timothy J. Sargeant

*Alternate: Frank A. de la Fe*

The Schools Committee was appointed but did not meet due to the workload of the Commission and the meeting schedule of the other 2010 committees.

## 2010 Planning Commission Committees

### Telecommunications Committee

Janet R. Hall  
Peter F. Murphy, Jr.  
John L. Litzenberger, Jr.



The Telecommunications Committee was established on July 28, 2010 as a special committee of the Planning Commission. The Committee held two meetings (September 15 and November 18) in 2010 with County staff to discuss recent application trends, procedural issues, Distributive Antenna Systems, and proposed revisions to the Zoning Ordinance and the Policy Plan regarding telecommunication services.



#### Recent Application Trends

David Marshall, Chief of the Public Facilities Planning Branch within the Department of Planning & Zoning, advised the Committee that in 1992 a total of 24-26 telecommunications sites were projected at build-out. He pointed out that due to increased demand and changing technology, 179 telecommunications applications had been processed in 2009 and that number would be exceeded in 2010. Mr. Marshall explained that since most commercial and industrial sites in the County were at capacity the trend by applicants is to propose locating telecommunication facilities in residential areas on land owned by swim clubs, fraternal organizations, churches, and schools. The Committee learned that in FY 2010 Fairfax County Public Schools had received approximately \$1 million in revenue from telecommunication facilities. Mr. Marshall added that the workload of the Commission was impacted inasmuch as proposed telecommunication facilities in residential areas were subject to public hearings.

#### Procedural Issues

Mr. Marshall commented on the following issues that have frequently surfaced at recent public hearings: health concerns; property values, and alternative sites. He explained that, according to guidelines established by the Federal Communications Commission, consideration of health concerns is outside the purview of the Planning Commission. Mr. Marshall reported that there is no evidence to support the allegation that telecommunication facilities reduced the value of nearby homes. He explained that residents frequently suggest alternative sites away from their own property not realizing that the Commission was required to act on the proposal at hand. The Committee suggested that future staff reports include statements addressing these issues and that emission standards and/or electromagnetic radiation charts also be included.

#### Distributive Antenna Systems

David Jillson, also with the Facilities Planning Branch of DPZ, briefed the Committee on Distributive Antenna Systems (DAS). He explained that DAS is a network of spatially separated antenna sites called "nodes" connected to a common source providing wireless service within a geographic area or structure. He added that DAS antennas are typically installed near the top of light standards or on utility poles and are typically mounted 20-40 feet above ground. Mr. Jillson indicated that one advantage to DAS was that multiple carriers could use the same antennas but disadvantages were that balloon tests could not be conducted and DAS applications required more staff time to review.



#### Proposed Revisions to the Zoning Ordinance and the Policy Plan

The Committee directed staff to prepare a strawman draft of proposed revisions to the Mobile and Land-Based Telecommunication Services section of the Policy Plan, to serve as a basis for future discussion of the following concerns:

- Testing radio frequency (RF) emissions
- Telecommunication facilities in residential areas
- Telecommunication facilities at school sites
- Issues related to notification and misinformation

## 2010 Planning Commission Committees

- Limitations imposed on the Commission by the Federal Telecommunications Act of 1996  
Dean Tistadt, Chief Operative Office for Facilities and Transportation Services for Fairfax County Public Schools (FCPS), commented on the increase in public opposition to installation of telecommunication facilities at middle and elementary school sites. He suggested that an advance opinion survey of households in the vicinity of a proposed site would be useful to FCPS staff.

Commissioner Murphy noted that the issue of RF emissions had been referred to the Committee at the direction of the Board of Supervisors. He called attention to the November 16, 2010 Board Matter, jointly presented by Supervisors Herrity and Hyland, suggesting that an analysis of RF emissions at a proposed site be conducted “at the discretion of the respective Planning Commission member when deemed pertinent and of value to the application being considered”.

Commissioner Murphy also called attention to a memorandum dated September 24, 2010 from Wanda Gibson, Director of the Department of Information Technology, noting that the County’s radio engineer had retired and that the position had been eliminated. Commissioner de la Fe suggested that Commissioners contact their respective Board members to request that the radio engineer position be reinstated.

The Committee agreed to continue meeting in 2011 to review a strawman draft of proposed changes to the Policy Plan and to develop a response to the Board of Supervisors concerning the issue of RF emissions.



### Transportation Committee

Frank A. de la Fe, Chair  
Jay P. Donahue  
Earl L. Flanagan  
James R. Hart  
Kenneth A. Lawrence  
Timothy J. Sargeant

The Transportation Committee, in conjunction with members of the Transportation Advisory Commission, met twice in 2010 (October 20 and November 3) to discuss the Reston East Park-and-Ride Relocation Plan; VISSIM traffic simulation software, the draft Transportation Demand Management (TDM) Proffer Study; development conditions and proffers related to transportation issues; and the Countywide Bicycle Master Plan.

### Reston East Park-and-Ride Relocation Plan

Beth Iannetta, Senior Transportation Planner with the Fairfax County Department of Transportation (FCDOT), briefed the Committee on the planned relocation of the Reston East Park-and-Ride Lot. She explained that Reston East site would be developed into a multi-level underground garage serving the future Wiehle Metrorail Station, with closure occurring as early as December 2010 through late 2013. Based on the need to accommodate the 820 parking spaces that will be lost during the construction period and to quickly provide temporary replacement of the 820 parking space facility, Ms. Iannetta described four proposed temporary parking locations, each of which would cease operation 30 days after completion of the parking garage:



1. Sunset Hills Lot
2. Reston North Park-and-Ride Lot
3. Baron Cameron Park
4. Reston South Park-and-Ride

She noted that the Relocation Plan identified over 800 replacement parking spaces to temporarily accommodate commuters during the construction of the Wiehle Metrorail Station parking garage. The Committee suggested that signs be posted at the Sunset Hills facility to indicate that the parking lot would not be permanent.

## 2010 Planning Commission Committees

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### Demonstration of VISSIM Traffic Simulation Software

Daniel Rathbone, Chief of the Transportation Planning Division, FCDOT, distributed information about the VISSIM multi-modal traffic simulation software and showed three simulation videos to demonstrate projected traffic flow. He explained that the simulations were based on actual traffic counts and that the speed and movement of vehicles, pedestrians and bicyclists could be modified. The Committee discussed the functions and applications of the program with members of the Transportation Advisory Commission.

### Draft Transportation Demand Management Proffer Report

Mr. Rathbone and Michael Jollon (TDM Proffer Coordinator with FCDOT) briefed the Committee on the Transportation Demand Management Proffer Study, noting that the study recommendations would enable staff to:

- Strengthen and formalize the County's existing practice of negotiating TDM commitments to mitigate traffic impacts of proposed developments;
- Confirm or create a new data point on reductions negotiated with applicants;
- Formalize the structure of TDM proffers;
- Provide guidance for the TDM program;
- Promote the use of the TDM Manual as a reference material; and
- Reduce minimum parking requirements and implement maximum parking requirements in TOD areas.

Mr. Jollon delivered a PowerPoint presentation on the TDM Proffer Study recommendations and responded to questions from Committee and TAC members.

The Committee recommended that staff brief the Board's Transportation Committee prior to drafting a proposed Zoning Ordinance Amendment on the parking recommendations.

### Transportation Development Conditions and Proffers

Commissioner Litzenberger suggested that the County develop a mechanism that would require an applicant to pay a transportation infrastructure bond if, at the time of build-out, traffic levels of service were worse than documented in the development conditions and/or proffers. Commissioner de la Fe recommended that this issue be coordinated with FCDOT, DPZ, the County Attorney's Office, and members of the Transportation Advisory Commission.



### Countywide Bicycle Master Plan - Phase I (Tysons Corner)

Jeffrey Hermann, Bicycle and Pedestrian Planner and Project Manager for FCDOT advised the Committee that Phase I of the Countywide Bicycle Master Plan focused on Tysons Corner and the rest of Fairfax County would be addressed in Phase 2. He introduced two senior planners (Robert Patten and Daniel Goodman) with the consultant firm Toole Design Group. Mr. Patten and

Mr. Goodman gave a PowerPoint presentation on the draft Tysons Corner Bicycle Master Plan. The presentation covered the following topics:

- Project Overview
- Public Outreach
- Plan Goals
- Key Issues
- Planning Toolbox
- Intersection/Interchange Design
- Bike Parking
- Organizing Elements
- Policies and Programs
- Phasing and Implementation

Chairman de la Fe requested that the private roadway located along Ashgrove Lane toward Northern Neck Drive be added to the bicycle network plan because it was a critical connection for bicyclists and pedestrians.

## 2010 Planning Commission Committees

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Commissioner Lawrence pointed out that widening streets to accommodate bicycle lanes would increase the impermeable area, which would create stormwater management problems. With regard to the increase in impermeable areas that would result from road widening to accommodate bicycle lanes, Mr. Patten described the “green street” concept as a natural stormwater management approach that used plants to treat stormwater before it was discharged.

Mr. Goodman distributed a handout entitled “Cycle Tracks: Concept and Design Practices” and explained that a cycle track was a bicycle path along a road, physically separated from vehicular traffic, distinct from the sidewalk, and not shared with pedestrians. He agreed with Commissioner Lawrence that cycle tracks could be composed of pervious pavement depending upon local design and suggested that the “Cambridge Design” could be applicable to the vision for Tysons Corner because it provided efficient and effective integration with all modes of travel and did not give preference to any one mode.

With regard to the use of motorized wheelchairs and Segways on cycle tracks and sidewalks, Charlie Strunk, Bicycle Coordinator with FCDOT, reported that the *Code of Virginia* had been amended in 2004 to govern the use of “electric personal assistive mobility devices” on designated sidewalks or crosswalks, noting that they were allowed on the Washington & Old Dominion Trail.

Mr. Patten informed the Committee that he would work with WMATA and FCDOT to identify the exact location of bicycle facilities at the Metro stations to ensure they were accessible. He added that key issues included creation of a safe transition for bicyclists from the roadway to the station area, accessible location of bicycle parking, and thorough planning of cycling routes to stations that were convenient, efficient, and attractive to less-experienced cyclists.

Committee members, TAC members, staff, and the consultants discussed ways to diversify the types of services offered to encourage more people to commute by bicycle.

### **Tysons Corner Committee**

Walter L. Alcorn, Chair  
Frank A. de la Fe  
Jay P. Donahue  
Kenneth A. Lawrence  
Rodney L. Lusk



The Tysons Committee held ten meetings in 2010, culminating with the Planning Commission public hearing and mark-up session on proposed amendments to the Comprehensive Plan and Zoning Ordinance amendments. The Committee met with staff of various County agencies to discuss the draft strawman Plan Amendment, the draft Zoning Ordinance Amendment, and the Tysons Partnership Business Plan. In addition, the Committee met in joint session with the Board of Supervisors on February 2 and held three public input sessions.

### **Background**

Following a directive from the Board of Supervisors, the Planning Commission’s Tysons Committee was established on October 16, 2008 as a special committee of the Planning Commission to work with the Tysons Land Use Task Force, County staff, and interested stakeholders to develop proposed modifications to the Comprehensive Plan and Zoning Ordinance that would transform Tysons into a livable pedestrian-friendly urban center for the 100,000 residents and 200,000 employees anticipated by 2050.

### **Draft Strawman of Plan Amendment & Zoning Ordinance Amendment**

On January 20, February 24, March 17, and April 15, the Tysons Committee reviewed in detail the strawman draft of the Tysons Corner Urban Center Plan Amendment as well as the proposed Zoning

## 2010 Planning Commission Committees

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Ordinance Amendment. Plan Amendment issues addressed by the Committee, County staff (from the Department of Planning & Zoning, the Department of Transportation, the Park Authority, and the Office of Community Revitalization & Reinvestment), members of the Transportation Advisory Commission, the Draft Review Committee of the Tysons Land Use Task Force (chaired by State Senator George Barker), the development community, other interested stakeholders and the public included:

- Density
- Funding sources for transportation improvements
- Infrastructure and public facilities
- Phasing
- Transportation
- Design and building heights

Staff provided the Committee with an overview of the proposed Zoning Ordinance Amendment, noting that the text addressed the following topics:

- Purpose and Intent
- Permitted Uses
- Use Limitations
- Bulk Regulations
- Open Space
- Lot Size Requirements
- Parking (Maximums and Minimums)
- Submission Requirements

On March 17, Chairman Alcorn proposed that the planning horizon for Tysons be shifted from 40 years to 20 years to help resolve some of the issues regarding phasing and financing public improvements. He also proposed a cap on development of 84 million square feet during that 20 year timeframe with no maximum floor area ratios for individual buildings. The Committee directed staff to analyze this alternative. On April 15, the Committee was briefed by staff on VDOT's comments on the required traffic impact analysis submitted under Chapter 527 of the *Code of Virginia*.

### Joint Session with Board of Supervisors

On February 2, 2010, the Committee sponsored a joint meeting of the Planning Commission and the Board of Supervisors. Following an overview and history of the Tysons Plan process, DPZ staff provided a briefing on the status of the Tysons Demonstration Project as well as the draft Tysons Plan Amendment and Zoning Ordinance Amendment. The following issues were identified as unresolved: parking, affordable housing contributions, consolidation, density, phasing, and financing.

### Tysons Partnership Business Plan

On March 3, the Committee was briefed by staff from the Office of Community Revitalization & Reinvestment on the draft Tysons Partnership Business Plan, which is available online at [http://www.fairfaxcounty.gov/planning/tysons\\_docs/030310tysonspartnershipbusinessplan.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/030310tysonspartnershipbusinessplan.pdf).

To coordinate and implement the vision for Tysons, the Business Plan proposed a governance structure, including establishment of a Tysons Corner Transportation Management Association and a Development Advisory Council. The Committee was advised that a variety of funding mechanisms were under consideration including, but not limited to, tax increment funding, special taxes, assessments, and a rail tax.

### Public Input Sessions

On January 27, March 11, and March 17, the Committee sponsored public input sessions to receive comments on the draft Plan Amendment. The Committee received verbal testimony from 90 persons and written comments from more than 350 individuals and/or organizations. Many of the statements submitted to the Committee are online at <http://www.fairfaxcounty.gov/planning/tysonscitizencomments.htm>. On April 15, the Committee reviewed a synopsis of the public testimony received at the input sessions and the staff response, if applicable, to the recommendations/revisions proposed. Link to: [http://www.fairfaxcounty.gov/planning/tysons\\_docs/041510dpzhandoutcommentdetails.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/041510dpzhandoutcommentdetails.pdf)



## 2010 Planning Commission Committees

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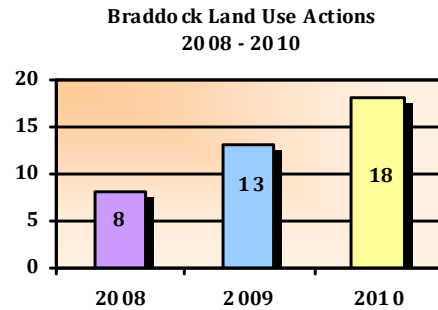
### Commission Action

The Planning Commission public hearing on the proposed Zoning Ordinance Amendment as well as the Tysons Plan Amendment (ST 05-CW-1CP) was held on April 21 and the Commission heard testimony from 53 speakers. On May 6 and May 12, the Committee reviewed and made changes to the proposed amendments which were submitted to the full Planning Commission for its May 27 markup session. The Commission forwarded its recommendations to the Board of Supervisors for its June 22 public hearing. The Plan Amendment text adopted by the Board is available online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2007-23.pdf>.



## 2010 Braddock District Actions

As illustrated to the right, the number of Braddock District land use actions has steadily risen over the past three years. During 2010, the Planning Commission took action on 18 land-use applications, all of which were approved either wholly or in part. Additional information on the below-described applications (listed in order by action date) is available from the Planning Commission Office.



### Items Approved

*January 14* FS-B09-177 – FAIRFAX COUNTY PARK AUTHORITY – to incorporate parcel 27A (the site of the former Royal Pool) into the Kings Park for use as an open play area and a new family picnic area within the 9.2 acre park located at 8717 Trafalgar Court. Map 70-3 ((1)) 27, 27A.

*April 29* FS-B10-09 – CLEARWIRE – to co-locate three dish antennas on an existing 65-foot lattice tower on top of the 61-foot tall Washington Post Robinson Terminal building (with no new equipment cabinets) at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

*April 29* FS-B09-83 – CLEARWIRE – to co-locate two dish antennas on an existing 120-foot tall light pole/monopole (with no additional equipment cabinets) on the site of Robinson High School at 5035 Sideburn Road. Map 68-4 ((3)) 1.

*May 27* FSA-B06-64-1 – CLEARWIRE – to amend the previously-approved telecommunications application by increasing the size of four panel antennas and four dish antennas (with the placement of one additional equipment cabinet on the existing platform) on the 120-foot tall monopole at 5637 Guinea Road. Map 77-2 ((1)) 34.

*May 27* FS-B10-15 – T-MOBILE – to replace one existing telecommunications equipment cabinet with a new cabinet (with no additional antennas) on the rooftop platform of the 61-foot tall Washington Post Robinson Terminal building at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

*June 2* 2232A-B05-23-1 – T-MOBILE – to amend the previously-approved telecommunications application by adding one flush-mounted panel antenna to the existing 110-foot light pole/monopole (with one new equipment cabinet) on the site of Annandale High School at 4700 Medford Road. Map 71-1 ((1)) 68.

*June 2* FS-B09-163 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 110-foot tall light pole/monopole (with one additional cabinet placed within the existing fenced equipment compound) on the site of Annandale High School at 4700 Medford Drive. Map 71-1 ((1)) 68.

*June 2* FSA-B07-59-1– VERIZON WIRELESS – to amend the previously-approved telecommunications application by replacing three panel antennas with three larger panel antennas mounted on an existing 113-foot tall stadium light pole/monopole (with no additional equipment cabinets) on the grounds of Annandale High School at 4700 Medford Drive. Map 71-1 ((1)) 68.

*June 17* FS-B09-82 – CLEARWIRE – to co-locate three flush-mounted dish antennas on the rooftop penthouse façade (with no additional equipment cabinets) of the existing office building at 8996 Burke Lake Road. Map 69-4 ((1)) 41B.

*July 22* FS-B10-17 – CLEARWIRE – to co-locate three dish antennas on an existing 150-foot tall monopole (with no additional equipment cabinets) at 7920 Woodruff Court. Map 70-4 ((10)) 701.

## 2010 Braddock District Actions

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*July 29* FS-B09-60 – CLEARWIRE – to co-locate three panel antennas and two dish antennas on an existing 97-foot tall transmission pole (with no additional equipment cabinets) near University Mall at 10697 Braddock Road. Map 71-1 ((1)) 68.

*July 29* FS-B10-33 – CLEARWIRE – to co-locate one panel antenna on an existing 120-foot tall monopole and consolidate twelve existing panel antennas down to six (with no additional equipment cabinets) on property owned by the Brandywine Swim Club at 9537 Helenwood Drive. Map 69-1 ((4)) 1A.

*Sept. 16* FS-B09-134 – CLEARWIRE – to co-locate five flush-mounted dish antennas on the penthouse of the existing ten-story office building (with no additional equipment cabinets) at 7617 Little River Turnpike. Map 70-2 ((1)) 1A.

*Sept. 22* FDPA C-194 – DANBURY FOREST COMMUNITY ASSOCIATION – to amend the previously-approved final development plan for a 68-acre portion of the 114-acre Danbury Forest residential subdivision (on the south side of Braddock Road at its intersection with Danbury Forest Drive) by modifying the minimum yard requirement for the townhouse units (to provide homeowners an option for building additions), expanding the pool clubhouse by 4,000 square feet, and adding recreational uses in the common open space. Map 79-1 (214 lots and open space).

*Nov. 3* FSA-B10-9-1 – CLEARWIRE – to amend the previously-approved telecommunications application by installing one additional dish antenna (with no additional equipment cabinets) on an existing 65-foot tall lattice tower near the Washington Post Robinson Terminal at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

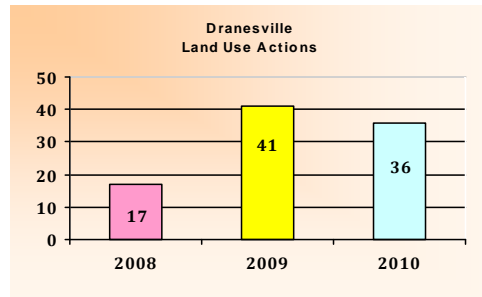
*Nov. 3* RZ 2010-BR-003 – CHRISTOPHER LAND LLC – to rezone 3.4 acres (on the west side of Burke Lake Road north of its intersection with Burke Center Parkway) from R-1 to PDH-3 for development of nine single family detached dwelling units. Map 78-3 ((1)) 9.

*Dec. 9* 2232-B10-15 – T-MOBILE NORTHEAST LLC – to permit a 120-foot tall monopole with nine panel antennas within the Ravensworth Industrial Park (with three equipment cabinets placed within a fenced equipment compound) at 5405 Port Royal Road. Map 79-2 ((4)) A2.

*Dec. 9* FSA-B96-16-1 – AT&T MOBILITY – to amend the previously-approved telecommunications application by permitting the addition of three panel antennas on the roof of the existing 130-foot tall office building (with no additional equipment cabinets) at 7617 Little River Turnpike. Map 70-2 ((1)) 1A.

## 2010 Dranesville District Actions

Although there was a slight decline in the number of 2010 Dranesville District land use actions over the previous year, the number of actions taken is more than twice that in 2008. The 2010 Planning Commission took action on 36 land-use applications, all of which were approved either wholly or in part. Additional information on the applications described below (listed by action date) is available from the Planning Commission Office.



### **Items Approved**

*January 13* FS-D09-154 – T-MOBILE – to co-locate nine antennas inside a 12-foot tall stealth on the Elysce Office Building (with three equipment cabinets placed on a screened rooftop platform) at 10135 Colvin Run Road. Map 12-4 ((25)) A.

*January 13* FS-D09-78 – CLEARWIRE – to co-locate one dish antenna on the existing rooftop mounts on the 12-story Ashby apartment building (with no additional equipment cabinets) at 1350 Beverly Road. Map 30-2 ((1)) 30B.

*January 21* SEA 87-D-025 – VINSON HALL CORPORATION – to amend the Development Conditions associated with the prior approval of SE 87-D-025 to permit construction of a new independent living facility building (to accommodate up to 100 rooms), a three-story commons building, and an elevated walkway (containing 2,934 square feet of office space) to connect the new building with the existing building located on 17.18 acres zoned R-2 at 6251 Old Dominion Drive. Map 31-3 ((1)) 77A, 83.

*January 28* SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION – to amend the Development Conditions associated with the prior approval of SE 85-D-033 and SE 85-D-033-01 by permitting site improvements to the West Falls Church Service and Inspection Yard (on 39.16 acres zoned R-1 and R-2 at 7305 M Idylwood Road) to accommodate train storage and service for the Dulles Corridor Metrorail Extension Maps 40-1 ((1)) 25B and 40-3 ((1)) 85, 86, 91A, 93B.

*February 4* FS-D09-202 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the rooftop penthouse walls of the existing four-story office building (with no additional equipment cabinets) at 7700 Leesburg Pike. Map 39-2 ((1)) 57.

*February 25* RZ 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC & SECOND MADISON BUILDING ASSOCIATES LLC – to rezone 2.66 acres (east of Beverly Road and west of Old Chain Bridge Road) from C-6 to PDC to enable construction of a new personal storage warehouse. Map 30-2 ((4)) D-11B and D-47A.

*February 25* FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC & SECOND MADISON BUILDING ASSOCIATES LLC – submission of the Final Development Plan depicting a new 4-story personal storage mini-warehouse with retention of an existing office building on 2.66 acres (east of Beverly Road and west of Old Chain Bridge Road) zoned PDC. Map 30-2 ((4)) D-11B and D-47A.

*March 4* FS-D09-145 – CLEARWIRE – to co-locate one panel antenna inside the existing 100-foot tall bell tower (with no additional equipment cabinets) on the site of the Dranesville Methodist Church at 1089 Liberty Meeting Court. Map 6-4 ((1)) 66B.

*March 18* SE 2009-DR-008 – OAKCREST SCHOOL – to permit a private school of general education (with a maximum daily enrollment of up to 450 students in grades 6-12) on 23 acres

## 2010 Dranesville District Actions

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zoned R-E south of Crowell Road and east of its intersection with Hunter Mill Road. Map 18-4 ((1)) 26C and ((8)) A, 4.

*March 31* FS-D09-116 – CLEARWIRE – to co-locate three dish antennas on an existing 95-foot tall monopole (with no additional equipment cabinets) located in VDOT right-of-way at the intersection of I-495 and Georgetown Pike. Map 21-3.

*March 31* FS-D09-157 – CLEARWIRE – to co-locate three panel antennas and two dish antennas flush-mounted to the façade of the Filene Center at Wolftrap (with one equipment cabinet placed within the existing screened equipment shelter) at 1551 Trap Road. Map 28-2 ((1)) 3.

*April 29* FS-D09-55 – AT&T – to co-locate six panel antennas on an existing 108-foot tall treepole/monopole (with eight equipment cabinets placed within an expanded fenced compound) within the Pimmit Run Stream Valley Park at 1927 Pimmit Drive. Map 40-1 ((15)) B.

*May 5* FS-D09-201 – NEW CINGULAR WIRELESS – to co-locate twelve panel antennas on an existing 94.5-foot tall monopole (with eight equipment cabinets placed within the fenced shelter) in VDOT right-of-way at 7601 Lewinsville Road. Map 30-1.

*May 13* APR 08-III-7UP – NORTH COUNTY AREA PLANS REVIEW ITEM – nomination by Brian Winterhalter to amend the Comprehensive Plan for 14.16 acres (northwest of Rock Hill Road and Innovation Avenue) by adding an option for office and retail uses up to 2.0 FAR with a maximum height of 175 feet. Map 15-2 ((1)) 16.

*May 13* APR 08-III-11UP – NORTH COUNTY AREA PLANS REVIEW ITEM – nomination by Francis McDermott to amend the Comprehensive Plan for 23.35 acres (north of the Dulles Toll Road and east of the Fairfax County/Loudoun County boundary) from institutional use with an option for office, residential, and retail mixed-use up to 1.0 FAR to office, residential, hotel, and retail mixed-use up to 2.17 FAR. Map 15-2 ((1)) 15, 17.

*May 13* APR 08-III-12UP – NORTH COUNTY AREA PLANS REVIEW ITEM – nomination by Richard Stout to amend the Comprehensive Plan for 21.99 acres (north of Innovation Avenue and west of the Fairfax County/Loudoun County boundary) from office, research & development, hotel or conference center, and retail uses to transit-oriented development up to 2.0 FAR including residential, office, retail and institutional uses. Maps 15-2 ((1)) 15, 16 and 16-1 ((1)) 4, 4A, 4B.

*May 27* FSA-D09-47-1 – NEW CINGULAR WIRELESS – to amend the previously-approved telecommunications application by shifting the location of the equipment compound (40 feet north and 10 feet east) with no other changes to the facility at 1580 Beulah Road. Map 28-1 ((1)) 3A.

*June 2* 2232A-D04-7-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications application by replacing six existing antennas with six new antennas mounted on the 100-foot tall monopole (with no additional equipment cabinets) in VDOT right-of-way at the intersection of Colonial Farm Road and Georgetown Pike. Map 22-3.

*June 23* FS-D09-136 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the rooftop penthouse (with no additional equipment cabinets) of the Vinson Hall building at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

*June 24* FSA-D01-58-1 – T-MOBILE NORTHEAST – to amend the previously-approved telecommunications application by increasing the placement height of the panel antennas from 121 to 128 feet on the 125-foot monopole (with the addition of one equipment cabinet on an expanded concrete pad) at 7305 M Idylwood Road. Map 49-3 ((1)) 93B.

## 2010 Dranesville District Actions

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*June 24* FS-D09-39 – CRICKET COMMUNICATIONS – to co-locate four cylindrical antennas on an existing 108-foot tall treepole/monopole (with two equipment cabinets to be placed within the fenced compound) located within Pimmit Run Stream Valley Park at 1927 Pimmit Drive. Map 40-1 ((15)) B.

*June 24* FSA-D09-116-1 – CLEARWIRE – to amend the previously-approved telecommunications application by permitting the addition of one flush-mounted dish antenna on the existing 95-foot tall monopole (with no additional equipment cabinets) within VDOT right-of-way at the intersection of I-495 and Georgetown Pike. Map 21-3.

*June 30* FSA-D06-56-1 – CLEARWIRE – to amend the previously-approved telecommunications application by adding two dish antennas to the existing 200-foot tall lattice tower (with no additional equipment cabinets) on property owned by the Great Falls Volunteer Fire Department at 9916 Georgetown Pike. Map 13-1 ((1)) 2.

*July 22* FS-D10-11 – CLEARWIRE – to co-locate two dish antennas and three panel antennas on an existing 193-foot tall monopole/light pole (with one equipment cabinet placed within the existing compound below the stadium bleachers) on the stadium grounds of Langley High School at 6520 Georgetown Pike. Map 22-3 ((1)) 10.

*Sept. 15* FS-D09-126 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 130-foot tall monopole (with two equipment cabinets placed within the existing compound) located within VDOT right-of-way at 7511 Old Dominion Drive. Map 21-3.

*Sept. 16* SEA 99-D-043 – CRICKET COMMUNICATIONS & VERIZON WIRELESS – to amend the previously-approved application by permitting a 20-foot increase in the height of the bell tower (to accommodate two additional telecommunications carriers) on the site of the Dranesville United Methodist Church at 1089 Liberty Meeting Court. Map 6-4 ((1)) 66B.

*Sept. 16* FS-D09-2 – CRICKET COMMUNICATIONS & VERIZON WIRELESS – to co-locate a total of 15 panel antennas (3 for Cricket Communications and 12 for Verizon) on an existing bell tower to be increased from 100 to 120 feet tall) on the site of the Dranesville United Methodist Church (with a total two equipment cabinets, one per carrier, placed adjacent to the existing fenced equipment compound) at 1089 Liberty Meeting Court. Map 6-4 ((1)) 66B.

*Sept. 30* 2232A-D09-2-1 – NEWPATH NETWORKS AND NEW CINGULAR WIRELESS – to amend the previously-approved telecommunications application for a Distributed Antenna System by permitting three antenna sites (nodes GFE17A, GFE12A and GFE27A), consisting of three panel antennas contained within a cylindrical sheath, one pole-mounted equipment cabinet, and one replacement wood utility pole per node, in VDOT right-of-way on portions of Arnon Chapel Road, Seneca Road, and Utterback Store Road. Maps 6-2, 7-1, 8-3. (NOTE: Action was taken on nodes GFE17A and GFE27A only.)

*Sept. 30* FS-D10-20 – CLEARWIRE – to co-locate three dish antennas and three panel antennas on an existing 112-foot tall light pole (with two equipment cabinets placed within the fenced compound) on the site of McLean High School at 1633 Davidson Road. Map 30-4 ((1)) 19.

*Oct. 6* AR 84-D-004-03 – CHARLES & LAURA NICHOLS – to renew the Hidden Springs Farm Local Agricultural and Forestal District for a fifth 8-year term for continued use for pasture, residential, conservation, and timber production, on 33.87 acres at the terminus of Hidden Spring Road on the west side of River Bend Road. Maps 8-3 ((9)) 13Z, 8-4 ((1)) 33A, 34Z; 84- ((9)) 10Z, 14Z.

*Nov. 3* 2232A-D09-2-1 – NEWPATH NETWORKS AND NEW CINGULAR WIRELESS – to amend the previously-approved telecommunications application for a Distributed Antenna System

## 2010 Dranesville District Actions

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by permitting an antenna site (node GFE12A), consisting of three panel antennas contained within a cylindrical sheath, one pole-mounted equipment cabinet, and one replacement wood utility, in VDOT right-of-way on Seneca Road. Map 6-2.

*Nov. 18* FSA-70-2 - NEW CINGULAR WIRELESS - to amend the previously-approved telecommunications application by co-locating three additional panel antennas on the roof of the 53-foot tall Vinson Hall apartment building (with one equipment cabinet placed within the existing equipment compound) at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

*Dec. 2* FSA-D96-21-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by permitting the addition of three panel antennas on the roof of the existing 92-foot tall building (with no additional equipment cabinets) at 6862 Elm Street. Map 30-2 ((1)) 61.

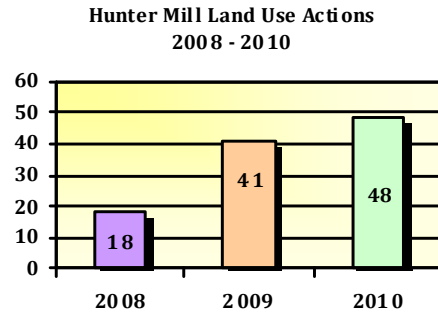
*Dec. 2* FSA-D06-2-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by co-locating three additional LTE antennas on the existing 96-foot tall monopole (with one additional equipment rack placed within the existing equipment shelter) in VDOT right-of-way at 977 Balls Hill Road. Map 21-3 ((1)) 66A.

*Dec. 9* SE 2010-DR-002 - DISTRICT OF COLUMBIA WATER & SEWER AUTHORITY - to permit construction of the Potomac Interceptor Long Term Odor Abatement Program on 2.1 acres zoned R-E owned by the Northern Virginia Regional Park Authority (west of River Park Drive at the terminus of River Park Lane) comprised of a 15000 square foot sewage line odor abatement facility featuring a stone façade, louvered windows, pitched roof, and false chimney situated close to the Potomac Interceptor sewer line that runs from Dulles Airport to the Blue Plains Treatment Facility in Washington, D.C. Map 4-3 ((1)) part 2.

*Dec. 9* FSA-D96-43-2 - AT&T MOBILITY - to amend the previously-approved telecommunications facility by adding three panel antennas to an existing 85-foot tall light pole/monopole (with no additional equipment cabinets) on the grounds of Langley High School at 6520 Georgetown Pike. Map 22-3 ((1)) 10.

## 2010 Hunter Mill District Actions

As shown in the chart to the right, the number of 2010 land use actions taken in the Hunter Mill District has increased over the past three years. In 2010, the Planning Commission took action on 48 land-use applications (described below by action date), all of which were approved, either wholly or in part. Additional information on these items is available from the Planning Commission Office.



### Items Approved

January 7 RZ 2009-HM-014 – RESTON HOSPITAL

CENTER LLC – to rezone and consolidate the entire 31.65 acre Reston Hospital site from the PRC, C-3 and I-5 Districts to the PRC District in order to expand the hospital (to include up to 152 new hospital beds, a new freestanding medical office building, structured parking, and a relocated heliport) in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection. Map 17-1 various parcels.

January 7 PRC 2009-HM-014 – RESTON HOSPITAL CENTER LLC – submission of the PRC plan depicting the expansion of the Reston Hospital center (to include up to 152 new hospital beds, a new freestanding medical office building, structured parking, and relocated heliport) in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection. Map 17-1 various parcels.

January 7 PCA 89-C-025-05 – RESTON HOSPITAL CENTER LLC – to amend RZ 89-C-025 and its subsequent amendments (previously approved for mixed-use development) by removing a 9.33 acre parcel zoned PRC from the application property (in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection) to enable its inclusion under the proffers associated with concurrent applications RZ 2009-HM-014 and PRC 2009-HM-014. Map 17-1 various parcels.

January 7 DPA 89-C-025-04 – RESTON HOSPITAL CENTER LLC – to amend DP 89-C-025 and its subsequent amendments by deleting a 9.33-acre parcel from the previously-approved development plan for the application property (in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection). Map 17-1 various parcels.

January 7 SEA 2006-HM-017 – FIAZA HANNIFFA, MONTESSORI CHILDREN’S CENTER – to amend the Development Conditions associated with the prior approval of SE 2006-HM-107 by replacing an existing 1,318-square foot barn with a 2,968-square foot caretaker dwelling unit (with no changes to child care center enrollment, building square footage, or number of employees) on the 2.69 acre site zoned R-1 at 2745 Centreville Road. Map 25-1 ((1)) 34C, 34D.

January 21 FS-H09-159 – CLEARWIRE – to co-locate three profile antennas and one dish antenna (with one equipment cabinet) on the rooftop penthouse of the existing 74-foot tall Waterford Square condominium building at 11500 Fairway Drive. Map 17-2 ((34)) 106.

January 21 FS-H09-115 – CLEARWIRE – to co-locate three dish antennas (with no additional equipment cabinets) on the existing 180-foot tall monopole located on the grounds of Stratton Woods Park at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

January 28 APR 08-III-25UP – NORTH COUNTY AREA PLANS REVIEW ITEM – nomination by Mark Looney to amend the Comprehensive Plan for 30.44 acres (in the northeast intersection of the Fairfax County Parkway and New Dominion Parkway) by adding an option for the Reston Hospital Center and associated medical buildings to develop a mix of institutional, office and medical facilities up to 1.0 FAR. Map 17-1 various parcels.

## 2010 Hunter Mill District Actions

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*February 4* SE 2008-HM-010 – GEORGE & CAROLYN SAGATOV – to waive the minimum lot width requirements to accommodate subdivision of a 4.54-acre lot into two lots (one of which would be less than the required width) at 10120 Wendover Lane. Map 27-4 ((1)) 14C1.

*February 4* FS-H09-182 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 75-foot tall monopole (with one additional equipment cabinet placed within the existing equipment compound) at 1300 Lake Fairfax Drive. Map 12-3 ((3)) 1.

*February 4* FS-H09-194 – CLEARWIRE – to co-locate three flush-mounted dish antennas on the rooftop penthouse walls (with no additional equipment cabinets) of the existing 93-foot tall office building at 1577 Spring Hill Road. Map 29-3 ((1)) 2F.

*March 3* RZ 2009-HM-014 (Rehearing) – RESTON HOSPITAL CENTER LLC – to rezone and consolidate the entire 31.65 acre Reston Hospital site from the PRC, C-3 and I-5 Districts to the PRC District to accommodate expansion of the hospital (to include up to 152 new hospital beds, a new freestanding medical office building, structured parking, and relocated heliport) in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection. Map 17-1 various parcels.

*March 3* PRC 2009-HM-014 (Rehearing) – RESTON HOSPITAL CENTER LLC – submission of the PRC plan depicting expansion of the Reston Hospital Center (including up to 152 new hospital beds, a new freestanding medical office building, structured parking, and relocated heliport) in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection. Map 17-1 various parcels.

*March 3* PCA 89-C-025-05 (Rehearing) – RESTON HOSPITAL CENTER LLC – to amend RZ 89-C-025 and its subsequent amendments (previously approved for mixed-use development) by removing a 9.33 acre parcel zoned PRC from the application property (in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection) to enable its inclusion under the proffers associated with concurrent applications RZ 2009-HM-014 and PRC 2009-HM-014. Map 17-1 various parcels.

*March 3* DPA 89-C-025-04 (Rehearing) – RESTON HOSPITAL CENTER LLC – to amend DP 89-C-025 and its subsequent amendments by reflecting deletion of a 9.33-acre parcel from the previously-approved development plan for the application property (in the northeast quadrant of the Fairfax County Parkway/New Dominion Parkway intersection) . Map 17-1 various parcels.

*March 4* FS-H09-169 – CLEARWIRE – to co-locate two flush-mounted dish antennas (with no additional equipment cabinets) on the rooftop penthouse wall of the existing 70-foot tall office building at 13861 Sunrise Valley Drive. Map 15-4 ((1)) 22D3.

*March 4* FSA-H09-24-1 – NEW CINGULAR WIRELESS – to replace the existing 130-foot tall Dominion Virginia Power transmission pole with a 145-foot tall transmission pole (with no change in number or size of the previously-approved antennas or equipment cabinets) near Stuart Road Park at 11975 Lake Newport Road. Map 11-3 ((1)) 9.

*March 10* FS-H09-112 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the rooftop penthouse (with no additional equipment cabinets) of the 265-foot tall Tysons Sheraton at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

*March 10* FSA-H02-15-2 – T-MOBILE NORTHEAST LLC – to amend the previously-approved telecommunications application by adding two panel antennas and one equipment cabinet on the roof of the existing 73-foot tall office building at 13865 Sunrise Valley Drive. Map 15-4 ((1)) 22D3.

## 2010 Hunter Mill District Actions

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*March 24* FS-H10-1 – SPRINT – to co-locate twelve antennas (eight on the penthouse roof and four flush-mounted to the building) on an existing 96-foot tall office building (with three equipment cabinets placed inside the rooftop penthouse) at 10740 Parkridge Boulevard. Map 18-3 ((1)) 7B1.

*March 24* FS-H10-3 – FLO TV INC. – to co-locate one omni directional antenna and two dish antennas on the existing 178-foot tall monopole (with one equipment cabinet placed within the fenced equipment compound) on the grounds of the Stratton Woods Park at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

*April 22* CPA 86-C-121-12 – RAJ DEVELOPMENT LLC – to redevelop a 1.61 acre PRC-zoned portion of the Reston Town Center rezonings by replacing the existing Winwood Children's Center with a 180-foot tall mixed-use structure (containing 125 multi-family dwelling units, non-residential uses on the ground and second floors, and a child care center/nursery school with a maximum daily enrollment of 200 children on the third floor) in the northeast quadrant of the New Dominion Parkway/Explorer Street intersection. Map 17-1 ((17)) 3.

*April 22* PRC 86-C-121-02 – RAJ DEVELOPMENT LLC – submission of the PRC plan for 1.61 acres (in the northeast quadrant of intersection of New Dominion Parkway and Explorer Street) depicting a 180-foot tall mixed-use structure containing 125 multi-family dwelling units, non-residential uses on the ground and second floors, and a child care center/nursery school with a maximum daily enrollment of 200 children on the third floor. Map 17-1 ((17)) 3.

*April 22* FS-H10-5 – T-MOBILE NORTHEAST LLC – to co-locate two flush-mounted panel antennas to the rooftop penthouse (with two equipment cabinets placed on the roof) of the 97-foot tall Lake Anne Fellowship House building at 11450 North Shore Drive. Map 17-2 ((1)) 3.

*April 29* RZ 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS LC – to rezone 12.47 acres from I-4 to PDC to permit a phased transit-oriented mixed-use development (on the south side of Sunset Hills Road and in the northwest quadrant of the Wiehle Avenue/Dulles Airport Access Road intersection) in conjunction with the opening of the Reston Metro Station at Wiehle Avenue in 2013 consisting of residential (including workforce housing), office, hotel and retail uses, public plaza, public parking garage, bus bays, Kiss and Ride area, and bicycle storage facilities. Map 17-4 ((1)) 17A and ((24)) 3.

*April 29* FDP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS LC – submission of the final development plan for a phased transit-oriented mixed-use development (on the south side of Sunset Hills Road and in the northwest quadrant of the Wiehle Avenue/Dulles Airport Access Road intersection) in conjunction with the opening of the Reston Metro Station at Wiehle Avenue in 2013 consisting of residential (including workforce housing), office, hotel and retail uses, public plaza, public parking garage, bus bays, Kiss and Ride area, and bicycle storage facilities. Map 17-4 ((1)) 17A and ((24)) 3.

*April 29* FS-H09-110 – CLEARWIRE – to co-locate one flush-mounted dish antenna on the rooftop penthouse of the existing 90-foot tall office building (with no additional equipment cabinets) at 2003 Edmund Halley Drive. Map 17-3 ((8)) 2A.

*May 27* FS-H10-10 – CLEARWIRE – to co-locate two dish and three panel antennas on an existing 122-foot tall monopole (with one equipment cabinet placed within the equipment compound) located on the grounds of South Lakes High School at 11400 South Lakes Drive. Map 26-2 ((18)) 7.

*June 24* FSA-H09-112-1 – CLEARWIRE – to amend the previously-approved telecommunications application by adding two dish antennas on the rooftop penthouse of the

## 2010 Hunter Mill District Actions

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Sheraton Premier Hotel (with no additional equipment cabinets) at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

*June 30* FS-H10-14 – NEXTEL – to retroactively approve the placement of twelve panel antennas on the rooftop penthouse and to increase the height of the existing equipment shelter by 10 inches on the roof of the Reston Hospital at 1850 Town Center Drive. Map 17-1 ((1)) 15B.

*June 30* FS-H10-41 – CLEARWIRE – to co-locate three flush-mounted panel antennas and two dish antennas on the façade of the rooftop penthouse (with one radio equipment cabinet placed within the penthouse) of the Reston Hospital at 1850 Town Center Drive. Map 17-1 ((1)) 15B.

*July 22* SEA 82-C-116 – CELCO PARTNERHSIP dba VERIZON WIRELESS – to amend the previously-approved application for an electric substation, transformer and distribution center to retroactively approve the placement of a telecommunications equipment cabinet (approved and constructed in 1997) in a floodplain; to permit the existing equipment cabinet (23 feet above grade where the requirement is not to exceed 12 feet in height) to remain; and to extend the existing platform to accommodate the co-location of another telecommunications carrier on 10.33 acres zoned R-E at 1977 Hunter Mill Road. Map 27-2 ((1)) 13.

*July 22* SE 2010-HM-004 – SAILINI & SANDEEP LOHIA – to permit a nursery school, child care center, and private school of general education (with a maximum enrollment of 99 children) at 1629 Beulah Road on 4.5 acres of land zoned R-1. Map 28-1 ((1)) 13.

*July 29* SE 2010-HM-008 – TRUSTEES OF MOUNT PLEASANT BAPTIST CHURCH – to permit continuation of the existing church (with 490 seats and a child care center/nursery school with 99 students) under a special exception in lieu of a special permit and to permit demolition of an existing single family dwelling (Keyes House) on 6.23 acres zoned R-1 at 2516 Squirrel Hill Road. Map 15-4 ((1)) 27, 28, 29, 32.

*July 22* FS-H09-40 – VERIZON WIRELESS & CRICKET COMMUNICATIONS – to replace nine panel antennas with nine new antennas and to add six cylindrical antennas on an existing 145-foot tall Dominion Virginia Power transmission tower (with two equipment cabinets added to the existing equipment shelter) at 1977 Hunter Mill Road. Map 27-2 ((1)) 13.

*July 22* 2232-H10-1 – FAIRFAX COUNTY PARK AUTHORITY - to modify the existing park facilities by adding lights to the diamond-shaped ball field, tennis courts, and parking area; relocating the sand volleyball court and picnic shelter; and adding a lighted racquet court complex to the Stratton Woods Park at 2431 Fox Mill Road. Map 25-2 ((1)) 4-10.

*Sept. 22* FSA-H09-169-1 – CLEARWIRE – to amend the previously-approved telecommunications application by permitting the addition of one additional dish antenna (with no new equipment) on the roof of the 83-foot tall Presidents Park II office building at 13861 Sunrise Valley Drive. Map 15-4 ((1)) 22D3.

*Sept. 30* 2232-H10-2 – CLEARWIRE & MILESTONE COMMUNICATIONS – to permit a 125-foot tall replacement light pole/monopole to accommodate stadium lights, flood lights, three panel antennas and one dish antenna (with a fenced equipment compound) on the grounds of James Madison High School at 2500 James Madison Drive. Map 38-3 ((1)) 52.

*Nov. 3* PRC 86-C-121-03 – RESTON EXCELSIOR LLC – submission of the PRC plan for a 5-acre portion of the 22.24-acre Oracle office campus (in the northeast quadrant of the Dulles Toll Road/Reston Parkway intersection) depicting two multifamily residential buildings (West Tower with a maximum height of 180 feet and East Tower with a maximum height of 160 feet) containing a maximum of 457 units. Map 17-4 ((1)) 7B.

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*Nov. 18* FSA-69-3 - AT&T MOBILITY - to amend the previously-approved telecommunications application by adding three flush-mounted panel antennas on the roof of the existing 86-foot tall office building (with one equipment cabinet placed within the existing compound) at 10700 Parkridge Boulevard. Map 27-1 ((1)) 13.

*Nov. 18* FSA-H96-38-3 - AT&T MOBILITY - to amend the previously-approved telecommunications application by co-locating three additional panel antennas on the existing 160-foot tall office building (with no additional equipment cabinets) at 2340 Dulles Corner Boulevard. Map 15-2 ((2)) 4.

*Nov. 18* FSA-H96-4-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by co-locating three additional panel antennas on the roof of the existing 92-foot tall office building (with one equipment cabinet placed within the existing compound) at 2070 Chain Bridge Road. Map 29-3 ((1)) 30D.

*Nov. 18* FSA-H96-22-3 - AT&T MOBILITY - to amend the previously-approved telecommunications application by slightly increasing the surface area of three of the approved antennas on the roof of the existing 83.5-foot tall CFC office building (with no additional equipment cabinets) at 2121 Cooperative Way. Map 16-3 ((1)) 29A.

*Nov. 18* PCA 86-C-119-06 - BOARD OF SUPERVISORS' OWN MOTION - to amend the proffers associated with the prior approval of RZ 86-C-119 and its subsequent amendment applications to permit an interim commuter parking lot with 607 spaces to accommodate commuters displaced from the Reston East Park-and-Ride lot (with the interim use to expire following completion of the public parking garage at the Wiehle Avenue Metro Station) on 10 acres zoned PRC at 12050 Sunset Hills Road. Map 17-3 ((1)) 29B.

*Nov. 18* DPA 86-C-119-02 - BOARD OF SUPERVISORS' OWN MOTION - to amend the previously-approved Development Plan to permit an interim commuter parking lot with 607 spaces to accommodate commuters displaced from the Reston East Park-and-Ride lot (with the interim use to expire following completion of the public parking garage at the Wiehle Avenue Metro Station) on 10 acres zoned PRC at 12050 Sunset Hills Road. Map 17-3 ((1)) 29B.

*Nov. 18* PRC 86-C-119 - BOARD OF SUPERVISORS' OWN MOTION - submission of the PRC Plan depicting an interim commuter parking lot with 607 spaces (to accommodate commuters displaced from the Reston East Park-and-Ride lot with the interim use to expire following completion of the public parking garage at the Wiehle Avenue Metro Station) on 10 acres zoned PRC at 12050 Sunset Hills Road. Map 17-3 ((1)) 29B.

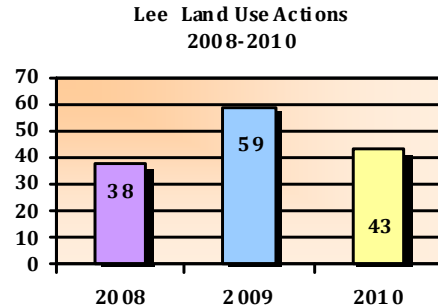
*Dec. 2* FSA-H09-137-1 - CLEARWIRE - to amend the previously-approved telecommunications application by permitting the addition of four dish antennas to the façade of the 183-foot tall office building (with no additional equipment cabinets) at 11800 Sunrise Valley Road. Map 17-3 ((3)) 1C.

*Dec. 2* FS-H10-46 - CLEARWIRE - to co-locate three panel antennas and one dish antenna on the penthouse roof (with one equipment cabinet placed within the existing enclosure) of the 105-foot tall office building at 1850 Centennial Park Drive. Map 17-4 ((12)) 11D4.



## 2010 Lee District Actions

As illustrated in the chart to the right, the 43 actions taken in the Lee District during 2010 represented a decline in the number of actions taken the previous year. In 2010, the Planning Commission accepted withdrawal of two items, denied one application, and approved the remaining 41 items, either wholly or in part. For more information on Lee District applications, described below by action date, contact the Planning Commission Office.



### **Withdrawals Accepted**

*May 27* APR 09-IV-24MV – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens’ Associations, to amend the Comprehensive Plan for 10.77 acres (west of North Kings Highway and south of Poag Street) from retail use up to 0.35 FAR to retail, residential, office and restaurant use up to 1.5 FAR. Map 83-3 ((1)) 6, 7.

*June 16* APR 09-IV-1RH - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by David Gill to amend the Comprehensive Plan for 10.58 acres (south of I-95/495 at the east end of Oakwood Road) by adding an option for mini-warehouse use up to .25 FAR. Map 82-1 ((1)) 2A.

### **Denials**

*June 30* APR 09-IV-4FS - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Rajat Zumot, on behalf of Springfield Industrial Park Partnership, to amend the Comprehensive Plan for 4.14 acres (southeast of Springfield Center Drive and northwest of the CSX railroad tracks) from industrial use at 0.35 FAR to office and retail use up to 1.0 FAR. Map 90-4 ((1)) 11A.

### **Approvals**

*January 7* FS-L09-174 – T-MOBILE – to co-locate nine panel antennas on a 142-foot tall replacement utility transmission pole (with three equipment cabinets placed in a fenced compound) at 7150 Hayfield Road. Map 91-3 ((1)) 90.

*January 7* FS-L09-118 – CLEARWIRE – to co-locate three panel antennas and two dish antennas on a 92-foot tall light pole/monopole (with one fenced equipment cabinet under the stadium bleachers) on Hayfield High School property at 7606 Telegraph Road. Map 91-4 ((1)) 28.

*January 7* FS-L09-187 – CLEARWIRE – to co-locate three dish antennas on an existing 150-foot tall monopole (with no additional equipment cabinets) on the grounds of the Kingstowne Fire & Rescue Station at 7936 Telegraph Road. Map 100-1 ((1)) 16.

*January 13* FSA-L96-29-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications application by replacing three existing antennas with three new larger antennas on the existing Dominion Virginia Power transmission tower (with no additional equipment cabinets) at 7150 Hayfield Road. Map 91-3 ((1)) 90.

*January 13* FS-L09-122 – CLEARWIRE – to co-locate four flush-mounted panel antennas on the rooftop screening wall (with one equipment cabinet on the roof) of the existing 8-story office building at 5971 Kingstowne Village Parkway. Map 91-2 ((1)) 36C.

*January 13* FS-L09-155 – AT&T MOBILITY – to co-locate nine panel antennas on an existing 145-foot tall utility transmission pole (with seven equipment cabinets placed within a fenced

## 2010 Lee District Actions

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equipment compound) in the railroad and utility right-of-way near Fleet Drive. Maps 90-4 ((1)) 24 and 81-3 ((25)).

*January 28* PCA 1998-LE-048-03 – CSHV METRO PARK LLC – to amend the proffers associated with the prior approval of RZ 1998-LE-048 and subsequent amendments to allow a height increase from 145 to 165 feet for Building 6 of the Metro Park development on 29.09 acres (in the northwest quadrant of the Beulah Street/Franconia-Springfield Parkway intersection) zoned PDC. Map 91-1 ((1)) 11B2, 23E; ((28)) 1, 2A; ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, 4C.

*January 28* FDPA 1998-LE-048-01-03 – CSHV METRO PARK LLC – to amend the previously-approved final development plan to reflect a height increase from 145 to 165 feet for Building 6 of the Metro Park development on 29.09 acres (in the northwest quadrant of the Beulah Street/Franconia-Springfield Parkway intersection) zoned PDC. Map 91-1 ((1)) 11B2, 23E; ((28)) 1, 2A; ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, 4C.

*February 25* FSA-L03-16-1 – T-MOBILE – to amend the previously-approved telecommunications application by adding two flush-mounted panel antennas on the rooftop parapet wall of the existing office building (with the addition of one equipment cabinet) at 6354 Walker Lane. Map 91-1 ((1)) 11B2

*February 25* FS-L09-200 – VERIZON WIRELESS – to co-locate fifteen flush-mounted panel antennas on the penthouse wall (with six equipment cabinets placed within the existing screened rooftop compound) of the 5-story South County Government Center office building at 8350 Richmond Highway. Map 101-3 ((1)) 16A.

*March 10* 456A-L92-9-3 – VERIZON WIRELESS – to amend the previously-approved application and subsequent amendments by removing nine existing antennas and adding six new antennas (with no additional equipment cabinets) to the existing 109-foot tall water tower at 2970 Southgate Drive. Map 92-2 ((1)) 16C.

*March 18* SE 2009-LE-022 – BB&T – to demolish an existing single-story 16-foot tall drive-in financial institution with two drive-through lanes and construct a larger 32-foot tall structure with two drive-through lanes and one dedicated ATM drive-through lane on 42,500 square feet of land zoned C-6 at 6618 Richmond Highway. Map 93-1 ((27)) 1B, 3C.

*March 25* ST09-IV-S1 – COMPREHENSIVE PLAN AMENDMENT – to amend Volume IV of the Comprehensive Plan for 120 acres (east of Loisdale Road, west of the CSX railroad tracks, north of Newington Road, and south of Loisdale Park), currently planned for industrial use at up to .35 FAR, by considering office use up to .77 FAR on 30 acres, vehicle sales/service or comparable uses up to .10 FAR on 30 acres, and public parks as well as possible modifications to the transportation network recommendations. Map 90-4 ((1)) 4, 5, 6A, part 7 and 99-2 ((1)) 2A, 2, 3, 5A, 5, 7A, 7, 8,

*March 31* FSA-5-2 – T-MOBILE – to amend the previously-approved telecommunications application by adding two panel antennas, one equipment cabinet and one mini-cabinet on the roof of the existing 169-foot tall office building at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

*March 31* SE 2009-LE-016 – T-MOBILE NORTHEAST LLC & SPRINGFIELD SWIMMING AND RACQUET CLUB, INC. – to permit a telecommunications facility (130-foot tall flagpole/monopole and associated equipment) on the site of the Springfield Swimming & Racquet Club on 3.75 acres zoned R-3 at 7400 Highland Street. Map 80-1 ((5)) (52) 1.

*March 31* 2232-L08-25 – T-MOBILE NORTHEAST LLC & SPRINGFIELD SWIMMING AND RACQUET CLUB, INC. – to permit a 130-foot tall flagpole/monopole (with three equipment cabinets

## 2010 Lee District Actions

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placed within a fenced compound) on the site of the Springfield Swimming & Racquet Club at 7400 Highland Street. Map 80-1 ((5)) (52) 1.

*April 22* SE 2009-LE-024 – KNOWLEDGE LEARNING CORPORATION – to allow a change in permittee (from Knowledge Learning Corporation to KinderCare Learning Center) for the existing child care center 28,828 square feet of land zoned R-1 and R-5 at 7136 Telegraph Road. Map 91-4 ((1)) part 8, 12.

*April 22* SE 2009-LE-028 – KNOWLEDGE LEARNING CORPORATION dba KINDERCARE LEARNING CENTERS – to allow a change in permittee (from Knowledge Learning Corporation to KinderCare Learning Center) for the existing child care center and private school of general education on 4.36 acres zoned R-3 at 6318 May Boulevard. Map 82-3 ((1)) 38; ((11)) 45, 46.

*April 29* PCA C-448-33 – KINGSTOWNE RESIDENTIAL OWNERS CORPORATION – to amend the proffers associated with the prior approval of C-448 and subsequent amendment applications for the development of Kingstowne to permit turning the ownership and maintenance obligations of stormwater management facilities (Basins 1, 2, 5, and 6 located on 13.02 acres within the Kingstowne community) from the Kingstowne Residential Owners Corporation to the Fairfax County Department of Public Works and Environmental Management Maps 81-4, 91-2, 91-3 and 91-4, various parcels.

*April 29* PCA 85-L-101-5 – KINGSTOWNE RESIDENTIAL OWNERS CORPORATION – to amend the proffers associated with the prior approval of RZ 85-L-101 and subsequent amendment applications for the development of Kingstowne to permit turning the ownership and maintenance obligations of stormwater management facilities (Basin 3 located on 2.47 acres within the Kingstowne community) from the Kingstowne Residential Owners Corporation to the Fairfax County Department of Public Works and Environmental Management. Map 91-4 ((9)) part 10; 91-4 ((1)) (30) part G1.

*April 29* ELEVATIONS FOR CSHV METRO PARK – pursuant to proffer 13 associated with the prior approval of PCA 1998-LE-048-3, submission of the architectural renderings depicting the building style, parking structures, and signage for Building 6 of the Metro Park office development (on 29.09 acres zoned PDC in the northwest quadrant of the intersection of Franconia-Springfield Parkway and Walker Road, on the east and west sides of Metro Park Drive). Map 91-1 ((1)) 11B2, 23E; ((28)) 1, 2A; and ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, 4C.

*May 5* FS-L10-16 – CLEARWIRE – to co-locate four dish antennas (with no additional equipment cabinets) on the existing 180-foot tall monopole at 7711 Loisdale Road. Map 99-2 ((1)) 2A.

*June 30* FS-L10-29 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to demolish and replace an existing abandoned retail building with a public commuter parking facility with 280 parking spaces and a shelter for inclement weather at 7039 Old Keene Mill Road. Map 80-3 ((1)) 6.

*June 30* FS-L10-34 – CLEARWIRE – to co-locate one dish antenna and three panel antennas on the rooftop penthouse wall of the existing 75-foot tall Inova Healthplex building (with one screened equipment cabinet placed on the roof) at 6355 Walker Lane. Map 91-1 ((1)) 11A.

*June 30* APR 09-IV-1FS - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for 803 acres (Land Units A, B, C and D of the Springfield Engineer Proving Ground located west of Backlick Road, east of Rolling Road, and north of the Fairfax County Parkway) by removing the option for mixed-use development. Map 90-3 ((1)) 32.

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*June 30* APR 09-IV-12MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 121.72 acres (Land Unit C of the Hybla Valley/Gum Springs CBC on the west side of Richmond Highway near its intersection with Fordson Road) by adding text to control stormwater runoff and employ low impact development practices consistent with the watershed plan recommendations. Maps 92-4 and 101-2, various parcels.

*June 30* APR 09-IV-3FS - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Mark Viani to amend the Comprehensive Plan for 20.06 acres (east of Frontier Drive and north of the Franconia-Springfield Parkway) from office and retail use up to 0.30 FAR with an option for residential use up to 20 du/ac to residential, office and retail use up to 1.8 FAR. Map 90-2 ((1)) 101A1, 101A2, 101B.

*June 30* APR 09-IV-20MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by John Thillmann to amend the Comprehensive Plan for 10.09 acres (south of Buckman Road and north of Rolling Hills Road) by adding an option for residential use at 12-16 du/ac. Map 101-2 ((1)) 22, 23; ((5)) (2) 13-15; ((5)) (3) all.

*July 15* FDPA 2003-LE-025 – NELSON P. MOE – to amend the final development plan associated with the prior approval of RZ 2003-LE-025 to permit a reduction of the rear yard requirement to 5.7 feet for one 3,800 square foot lot at 6025 Masondale Road within the 18.26-acre Northampton subdivision zoned PDH-5. Map 81-4 ((48)) 13.

*July 22* CSP 2008-MD-003 – HILLTOP SAND & GRAVEL COMPANY, INC. – submission of a Comprehensive Signage Plan for the Hilltop Village Center mixed-use development (consisting of a grocery store, a four-story office building, three one-story retail buildings, a two-story retail/office building, and two drive-through financial institution pad sites) on 33 acres of land zoned PDC in the northeast quadrant of the Telegraph Road/Beulah Street intersection. Map 100-1 ((1)) 9A, 11A, 11A1, 14, 16.

*July 28* APR 09-IV-2FS – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Molly Novotny to amend the Comprehensive Plan for 3.15 acres (west of Loisdale Road and north of Loisdale Court) from office and hotel use up to 0.50 FAR to office, residential, hotel and retail use up to 2.0 FAR. Map 90-2 ((1)) 1, 3A.

*July 28* APR 09-IV-21MV – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Richard Labbe of Eastwood Properties to amend the Comprehensive Plan for 6.08 acres (south of Rolling Hills Avenue, east of Janna Lee Avenue, and northwest of Richmond Highway) by revising the residential option to 20-30 du/ac with 80,000 square feet of office and retail uses. Map 101-2 ((1)) 24; ((5)) (2) 1, 5-7, 8A, 8B, 9-12, 16.

*July 28* FS-L09-185 – CLEARWIRE – to co-locate three panel antennas and one dish antenna on an existing 128-foot tall Dominion Virginia power electrical transmission tower (with one equipment cabinet placed within the existing fenced compound) at 4500 Roundhill Road. Map 82-3 ((1)) 37A.

*Sept. 15* RZ 2006-LE-010 – RAMADA FAMILY LLC – to rezone 41,554 square feet of land (southwest of the Grovedale Drive/Franconia Road intersection) from R-1 and C-5 to C-2 for the development of a two-story office building at 6320 Grovedale Drive. Map 81-3 ((5)) 10.

*Sept. 22* FS-L10-40 – CLEARWIRE – to co-locate three panel antennas and one dish antenna on a 143-foot tall electrical transmission tower (with two equipment cabinets placed within an existing fenced compound) at 6209 Rose Hill Drive. Map 82-3 ((1)) 6C and ((12)) B.

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*Oct. 6* SE 2010-LE-011 – SPRINGFIELD PLAZA LLC – to permit a fast food restaurant (Panda Express) within an existing structure on 15,230 square feet of land within the Springfield Plaza Shopping Center zoned C-6 and CRD at 7110 Old Keene Mill Road. Map 80-3 ((1)) part 4A.

*Oct. 20* FS-L10-19 – CLEARWIRE – to co-locate three panel antennas and two dish antennas on an existing 105-foot tall electrical transmission lattice tower (with no additional equipment cabinets) at 3820 Javins Drive. Map 82-4 ((17)) (J) 15.

*Nov. 3* RZ 2010-LE-005 – JENNINGS BUSINESS PARK LLC – to rezone 64.53 acres (east of Loisdale Road and west of the CSX railroad tracks) from R-1 and R-3 to C-8 for the development of a vehicle sales, rental and ancillary service establishment (Jennings Toyota) to include construction of a recreational field on parcel 7 for public use by the Fairfax County Park Authority. Map 90-4 ((1)) 6A, 7.

*Nov. 3* SE 2010-LE-009 – JENNINGS BUSINESS PARK LLC – to permit a 2-level vehicle sales, rental and ancillary service establishment (Jennings Toyota) with 936 parking spaces on a 23.17-acre portion of 64.53 acres (east of Loisdale Road and west of the CSX railroad tracks) proposed to be rezoned from R-1 and R-3 to C-8. Map 90-4 ((1)) 6A, 7.

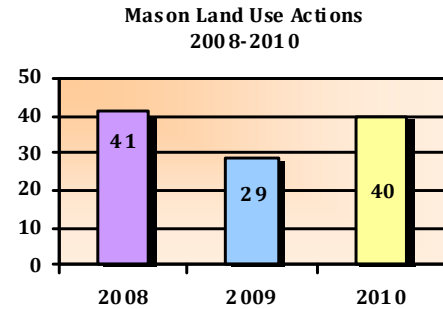
*Nov. 3* FS-L10-44 – SPRINT – to co-locate three panel antennas on an existing 155-foot tall treepole/monopole (with one equipment cabinet placed within the fenced equipment compound) located within Byron Avenue Park at 6500 Byron Avenue. Map 90-1 ((1)) 2.

*Dec. 9* FS-L10-43 – CLEARWIRE – to co-locate three panel antennas and one dish antenna on an existing 95-foot tall monopole (with one equipment cabinet placed within the existing fenced compound) on the site of the Lee District Park at 6601 Telegraph Road. Map 92-1 ((1)) 21.



## 2010 Mason District Actions

As shown in the chart to the right, the number of Mason District land use actions taken by the 2010 Planning Commission increased from the previous year. Of the 40 actions taken, the Commission denied one item and the remaining 39 applications were approved, either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office.



### **Item Denied**

*June 30* APR-09-I-1J - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by Albert Riveros to amend the Comprehensive Plan for 10.06 acres (south of Route 50 between South Street and Aspen Lane) from 2-3 du/ac to 8/12 du/ac for 100 townhouses. Map 51-3 ((5)) 7A, 7B, 8-14, 14A, 15, 16, 30 and ((6)) 13A, 13B.

### **Items Approved**

*January 7* FS-M09-62 - CLEARWIRE - to co-locate two dish antennas on an existing 120-foot tall monopole (with no additional equipment cabinets) on the site of Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 ((1)) 60.

*January 21* SEA 85-L-022-03 - PUBLIC BROADCASTING SERVICE - to amend the Development Conditions associated with the prior approval of SE 85-L-022 and its subsequent amendments to permit construction of a 2,900 square foot addition to the existing satellite operations center on 4.31 acres zoned I-5 at 6455 Stephenson Way. Map 81-1 ((9)) A (formerly in Lee District).

*February 4* SE 2009-MA-015 - ANA L. CORNEJO - to permit waiver of the minimum lot width requirement in order to construct four single family detached dwellings on 2.17 acres zoned R-2 at 4954 Sunset Lane and 4921 Backlick Road. Maps 71-3 ((1)) 24A and 71-4 ((1)) 20.

*March 3* RZ 2009-MA-011 - WESTLAWN LIMITED PARTNERSHIP - to rezone 8.36 acres (in the southwest quadrant of the Arlington Boulevard/Annandale Road intersection) from C-6 and C-8 to C-6 for a commercial development including a car dealership, strip retail center, a drive-through financial institution, and a drive-through pharmacy. Map 50-4 ((1)) 6, 7 and ((17)) H, H1.

*March 3* SEA 95-M-039 - WESTLAWN LIMITED PARTNERSHIP - to amend an existing special exception (previously approved on parcel H1 for vehicle sales, rental and ancillary service and currently operating as Bill Page Honda Car Dealership) by adding additional land area to accommodate the phased reconstruction of an expanded vehicle sales, rental and ancillary service establishment (Bill Page Honda); a drive-through financial institution, a drive-through pharmacy, and an increase in building height on 8.36 acres within the Westlawn Shopping Center at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard. May 50-4 ((1)) 6, 7 and ((17)) H, H1.

*March 4* FS-M09-129 - CLEARWIRE - to co-locate three flush-mounted dish antennas on the rooftop penthouse façade (with no additional equipment cabinets) of the existing 127-foot tall office building at 5600 Columbia Pike. Map 62-1 ((1)) 7.

*March 10* RZ 2009-MA-013 - McDONALD'S CORPORATION - to rezone 1.23 acres (on the north side of Little River Turnpike, west of its intersection with Beauregard Street) from C-4 and C-8 to C-8 to permit construction of a one-story fast food restaurant with a 24-hour drive-through lane. Map 72-2 ((1)) 44A and 72-4 ((1)) 6E.

*March 10* SEA 83-M-102-03 - McDONALD'S CORPORATION - to amend the Development Conditions associated with the prior approval of SE 83-M-102 to permit demolition of an existing 4,168-square foot fast food restaurant and construction of a new 4,200-square foot structure with a 24-hour drive-through lane at 4800 North Chambliss Street and 6302 Little River Turnpike. Maps 72-2 ((1)) 44A and 72-4 ((1)) 6E.

## 2010 Mason District Actions

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*March 18* SEA 97-M-075 – MUBARAK CORPORATION – to amend the Development Conditions associated with the prior approval of SE 97-M-075 to permit refacing of the canopy façade, lighting of the Chevron corporate logo, and increasing the height of the freestanding sign for the existing service station/mini-mart on 24,520 square feet of land zoned C-8 at 6318 Leesburg Pike. Map 51-3 ((1)) 33, 34.

*March 18* FS-M09-175 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the rooftop penthouse wall of the 130-foot tall Woodlake Condominiums Building 2 (with no additional equipment cabinets) at 3100 South Manchester Street. Map 51-4 ((13)) (2) 10-27.

*March 18* 456A-M97-1-1 – T-MOBILE – to amend the previously-approved telecommunications application by adding two panel antennas to the existing 150-foot tall monopole (with additional equipment cabinets placed within the fenced compound) within the Mason District Park at 6621 Columbia Pike. Map 60-4 ((1)) 28.

*March 24* FSA-M04-11-1 – T-MOBILE NORTHEAST LLC – to amend the previously-approved telecommunications application by adding two panel antennas inside the existing 66.5-foot tall bell tower on the site of the Peace Evangelical Lutheran (with one equipment cabinet placed within the existing screened compound) at 6362 Lincolnia Road. Map 72-1 ((1)) 52.

*April 14* FSA-M96-19-3 – VERIZON WIRELESS – to amend the previously-approved telecommunications application by replacing three antennas with three smaller antennas flush-mounted to the rooftop penthouse (with no additional equipment cabinets) of the Parliament Village apartment building at 7409 Eastmoreland Road. Map 71-1 ((1)) 77.

*April 14* FSA-M04-34-1 – T-MOBILE NORTHEAST LLC – to amend the previously-approved telecommunications application by replacing four antennas with four smaller panel antennas (with one additional equipment cabinet) on the rooftop penthouse of the existing 120-foot tall Munson Hill apartment building at 6129 Leesburg Pike. Map 61-1 ((1)) 11.

*April 21* FS-M09-59 – CLEARWIRE – to co-locate three flush-mounted dish antennas to the exterior wall of the rooftop penthouse (with no additional equipment cabinets) of the 278-foot tall Skyline Condominium building at 5501 Seminary Road. Map 62-3 ((12)) (S).

*May 5* SE 2010-MA-001 – RADLEY MANAGEMENT LLC – to permit conversion of an existing building on 35,625 square feet of land zoned C-8 from a furniture warehouse to a vehicle major service and wholesale trade establishment to serve the adjacent Radley Acura dealership at 5908 Seminary Road. Map 61-2 ((20)) 1.

*May 27* FS-M09-165 – CLEARWIRE – to co-locate three WiMax antennas and up to three microwave dishes on the existing 70-foot tall Lincolnia United Methodist Church steeple (with one equipment cabinet placed on a new fenced steel platform) at 6335 Little River Turnpike. Map 72-3 ((1)) 60.

*June 2* SE 2009-MA-023 – CVS 2003 VA LLC – to permit a drive-through pharmacy with two drive-through aisles on 1.85 acres zoned C-5 at 8630 and 8700 Little River Turnpike. Map 59-3 ((7)) 11, 11B.

*June 2* FS-M09-204 – CLEARWIRE – to co-locate three dish antennas on the existing 110-foot tall treepole/monopole (with no additional equipment cabinets) on the grounds of the United Methodist Church at 3435 Sleepy Hollow Road. Map 60-2 ((33)) 1A.

*June 23* ST-CW-3CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for the Baileys Crossroads Community Business Center (CBC), comprised of 530 acres surrounding the interchange of Leesburg Pike and Columbia Pike, by revising text to provide new guidance for revitalizing the Baileys Crossroads CBC into a more vital, urban, pedestrian-oriented, mixed-use center compatible with the adjacent residential areas by revising the recommendations for land use, urban design framework, transportation, streetscape guidelines and design, environmental stewardship, heritage resources, public

## 2010 Mason District Actions

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facilities and implementation and providing information about the development potential (adding a maximum of 352,000 square feet of nonresidential uses and a maximum of 3,500 residential units to the development potential.

*June 30* FS-M10-18 - CLEARWIRE - to co-locate two dish antennas flush-mounted to the rooftop penthouse (with no additional equipment cabinets) of the 63-foot tall Lee office building at 3401 Washington Drive/5881 Leesburg Pike. Map 61-2 ((17)) (C) 6.

*June 30* FS-M10-24 - CLEARWIRE - to co-locate three panel antennas and two dish antennas on the existing 86-foot tall transmission tower (with no additional equipment cabinets) on property owned by the Raintree Homeowners Association at 3342 Gallows Road. Map 59-2 ((17)) A.

*June 30* FSA-M03-4-1 - T-MOBILE NORTHEAST LLC - to amend the previously-approved telecommunications application by adding one equipment cabinet to the existing screened concrete equipment pad at the base of the 135-foot tall monopole located on the site of the Jefferson Fire Station at 3101 Hodge Place. Map 50-3 ((4))0 B.

*June 30* APR 09-I-1A - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by Greg Budnik, on behalf of 6651 LLC, to amend the Comprehensive Plan for 8.8 acres (in the southeast corner of Little River Turnpike and Willow Run Drive) from compatible infill development to mixed-use (residential at 3-4 du/ac and office/retail up to .31 FAR). Map 71-2 ((1)) 36; ((10)) 17A; ((13)) 1.

*June 30* APR-09-I-1B - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by William B. Lawson, Jr. to amend the Comprehensive Plan for 0.98 acres (south of the Leesburg Pike/Glen Forest Drive intersection) from office at .35 FAR to neighborhood serving retail up to .35 FAR with an option for office up to .50 FAR. Map 61-2 ((18)) 1-4.

*June 30* APR 09-I-3B - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by Lisa Chiblow to amend the Comprehensive Plan for 5 acres (west of Danny's Lane and at the eastern terminus of Arnet Street) currently planned for compatible infill development by adding an option for mixed-use (institutional uses up to .21 FAR and residential up to 5-8 du/ac). Map 61-4 ((1)) 118.

*July 22* SE 2010-MA-007 - SAFEWAY, INC. - to permit 315 square feet of building-mounted signage (where 200 square feet would be permitted by right) for the renovated Safeway store in the Willston Center II Shopping Center at 6118 Arlington Boulevard on 10.57 acres zoned C-7. Map 51-4 ((1)) 2B.

*July 22* FS-M10-28 - CLEARWIRE - to co-locate three panel antennas and three dish antennas on the rooftop penthouse (with one wall-mounted equipment cabinet) of the existing 85-foot tall office building at 5285 Shawnee Road. Map 72-3 ((1)) 18B.

*July 22* FS-M10-30 - VERIZON WIRELESS - to co-locate twelve panel antennas flush-mounted to the rooftop penthouse screening walls (with one equipment shelter placed on the roof and one generator placed in a fenced compound within the parking lot area) of the existing 6-story office building at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

*July 22* FS-M10-38 - VERIZON WIRELESS - to co-locate eleven panel antennas (seven flush-mounted to the penthouse wall and four to the equipment shelter) on the roof of the existing 86-foot tall Woodlake Towers Condominium (Building 1) at 6001 Arlington Boulevard. Map 51-4 ((13)) (1) 13A.

*July 28* FSA-M09-57-1 - CLEARWIRE - to amend the previously-approved telecommunications application by adding one dish antenna (with no additional equipment cabinets) on the roof of the existing 106-foot tall office building at 6066 Leesburg Pike. Map 61-2 ((1)) 6.

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*Nov. 3* FSA-M09-59-1 – CLEARWIRE – to amend the previously-approved telecommunications application by permitting three additional dish antennas (with no additional equipment cabinets) on the roof of the 278-foot tall Skyline Condominium building at 5501 Seminary Road. Map 62-3 ((12)) (S).

*Nov. 18* FSA-67-3 – AT&T MOBILITY – to amend the previously-approved telecommunications application by adding three panel antennas on the roof of the existing 82-foot tall apartment building (with no additional equipment cabinets) at 3407 Moray Lane. Map 61-2 ((1)) 70.

*Nov. 18* FS-M10-68 – AT&T MOBILITY – to co-locate three panel antennas on the penthouse roof of an existing 86-foot tall (98 feet tall including penthouse) apartment building (The Parliaments), with no additional equipment cabinets, at 7409 Eastmoreland Road. Map 71-1 ((1)) 77.

*Nov. 18* FSA-M96-26-2 – AT&T MOBILITY – to amend the previously-approved telecommunications application by replacing existing antennas with three new slightly larger panel antennas on the roof of the existing 73-foot office building (with one equipment cabinet placed within the existing compound) at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

*Nov. 18* 456-M93-14-1 – AT&T MOBILITY – to amend the previously-approved telecommunications application by slightly increasing the surface area of the approved antennas on an existing 135-foot tall monopole (with no additional equipment cabinets) at 3101 Hodge Place. Map 50-3 ((4)) B.

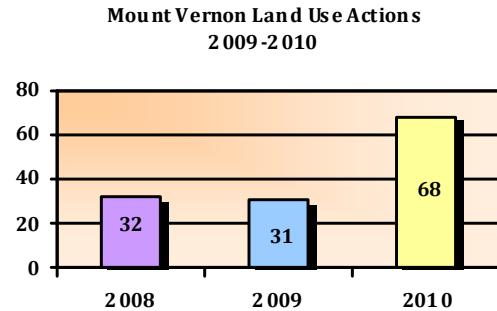
*Nov. 18* SEA 86-M-023-03 – REGENCY FURNITURE OF ALEXANDRIA, INC. & REGENCY FURNITURE, INC. – to amend the Development Conditions associated with SE 86-M-023 and two subsequent amendment applications to permit a waiver of sign regulations by allowing a building-mounted sign (118 square feet) for the Regency Furniture store within the 22.65-acre Plaza at Landmark Shopping Center at 6200 Little River Turnpike. Map 72-4 ((1)) 3.

*Nov. 18* FSA-M04-62-1 – FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY – to amend the previously-approved telecommunications application by permitting the addition of two whip antennas on the roof of the existing 364-foot tall office building (with no additional equipment cabinets) at 5107 Leesburg Pike. Map 62-3 ((1)) 41C.

*Dec. 2* FSA-M96-23-3 – AT&T MOBILITY – to amend the previously-approved telecommunications application by adding three panel antennas to the existing 160-foot tall water tank (with two equipment cabinets placed within the existing equipment compound) on the grounds of the Seven Corners Apartments at 2965 Patrick Henry Drive. Map 51-3 ((18)) D.

## 2010 Mount Vernon District Actions

As illustrated in the chart to the right, more than twice as many land use applications located in the Mount Vernon District were acted upon by the Planning Commission in 2010 than in 2009. The Commission accepted withdrawal of two applications and denied 9 items. The remaining 57 applications were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



### Withdrawals Accepted

*June 2* APR 09-III-2P - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Brian Winterhalter to amend the Comprehensive Plan for 7.19 acres (east of Gambrill Road and south of Hooes Road and the Fairfax County Parkway) from residential use at 2-3 du/ac to 12-16 du/ac. Map 89-3 ((1)) 39, 42.

*June 2* APR-09-III-3P - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Brian Winterhalter to amend the Comprehensive Plan for 2.65 acres (on Hooes Road, east of Gambrill Road) from neighborhood-serving retail use and residential use at 2-3 du/ac to neighborhood-serving retail uses up to .35 FAR. Map 89-3 ((1)) 37, 38; ((2)) 2.

### Items Denied

*July 14* APR 09-IV-17MV – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Civic Associations, to amend the Comprehensive Plan text for the Richmond Highway Corridor (from the City of Alexandria boundary to the Woodlawn Plantation) by revising the section “Scale and Siting of New Buildings” to add green building requirements as an exception to the standard to orient new commercial buildings to the street.

*July 28* APR 09-III-1P – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Carl Sell to amend the Comprehensive Plan for 5.5 acres (on Hooes Road, north of Silverbrook Road) from residential at 1-2 du/ac to residential at 3-4 du/ac. Map 97-4 ((2)) 14, 14A, 15-18.

*July 28* APR 09-III-4P – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Michael Grogan, on behalf of the South County Federation, to amend the Comprehensive Plan for 75.32 acres (south of Peniwill Drive, west of Route 123, and north of the Occoquan River) by revising the text to delete the option for expansion of the existing Vulcan Quarry. Maps 106-3 ((1)) 4B and 106-4 ((1)) 1B, part of 20B, 23, 24, 25.

*July 28* APR 09-IV-1LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for the entire Lower Potomac planning district (east of Hooes Road, south of the Fairfax County Parkway, west of Fort Belvoir, and north of the Potomac River) by adding text to the Major Objectives Overview to promote building height consistent or lower than the tree canopy.

*July 28* APR 09-IV-3LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 6.15 acres (on Richmond Highway, southwest of Greencastle Lane) by adding text to consider the Lorton Library site as a site of a future police station. Map 107-4 ((1)) 34.

*July 28* APR 09-IV-4LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Anh Minh Tran to amend the Comprehensive Plan for 0.78 acres (west of Backlick Road, north of

## 2010 Mount Vernon District Actions

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Richmond Highway, and east of Anderson Lane) to allow retail use up to .06 FAR for restaurant use up to 2,000 square feet with 50 parking spaces. Map 109-1 ((1)) 13.

*July 28* APR 09-IV-10LP – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 2.21 acres (southeast of Lorton Station Boulevard and north of Bakers Drive) to add text to ensure that use of the subject industrially-zoned parcel is compatible with surrounding residential parcels. Map 107-2 ((1)) 13.

*July 28* APR 09-IV-8MV – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Civic Associations, to amend the Comprehensive Plan for 11.9 acres (south of Hinson Farm Road and west of Parkers Lane) by proposing senior housing on 4.4 acres of the site (at a density consistent with the existing zoning) with the remaining 7.5 acres as open space. Map 102-1 ((1)) 3A, 3C, 3D.

*July 28* APR 09-IV-1S - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Cynthia Smith to amend the Comprehensive Plan for 7.46 acres (south of the Landsdowne development on Telegraph Road) from 1-2 du/ac to 0.5-1 du/ac. Map 99-4 ((1)) 32, 33.

### **Items Approved**

*January 7* FS-V09-71 – CLEARWIRE – to co-locate two dish antennas on an existing 150-foot tall lattice tower (with no additional equipment cabinets) at 9128 Belvoir Court. Map 109-1 ((1)) 38.

*January 7* FS-V09-98 – CLEARWIRE – to co-locate two dish antennas on the roof (with no additional equipment cabinets) of the existing 80-foot tall Inova Mount Vernon Hospital at 2501 Parkers Lane. Map 102-1 ((1)) 4.

*January 7* FS-V09-173 – NEW CINGULAR WIRELESS – to co-locate nine flush-mounted panel antennas on the rooftop penthouse walls of the existing 80-foot tall Inova Mount Vernon Hospital building (with six equipment cabinets placed on the roof) at 2501 Parkers Lane. Map 102-1 ((1)) 4.

*January 28* FDPA 2003-MV-033-02 – LORTON ARTS FOUNDATION, INC. – to amend the previously-approved Final Development Plan in order to accurately reflect the current and proposed site conditions and development conditions (which were discovered to contain errors) for the Lorton Workhouse Art Center on 53.08 acres (south of the Ox Road/Lorton Road intersection) zoned PDC. Map 106-4 ((9)) 58.

*January 28* SITE PLAN 1183-SP-015-1 – submission of the site plan (pursuant to the proffers associated with the prior approval of RZ 2002-MV-040) for the Spring Hill Senior Campus (east of Calla Lily Court and west of the Silverbrook Road/White Spruce Way intersection) to determine conformance with the approved proffers and approved conceptual/final development plan. Map 107-1 ((7)) E.

*January 28* FS-V09-140 – CLEARWIRE – to co-locate five flush-mounted dish antennas on the rooftop penthouse (with no additional equipment cabinets) of the existing four-story office building at 6677 Richmond Highway. Map 93-1 ((1)) 22.

*January 28* FS-V09-101 – CLEARWIRE – to co-locate four dish antennas (with no new equipment cabinets) on an existing 100-foot tall monopole at 7956 Twist Lane. Map 98-2 ((9)) 3.

*March 3* FSA-V07-57-1 – T-MOBILE – to amend the previously-approved telecommunications application by adding one panel antenna to the existing 111-foot tall

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transmission tower (with one additional equipment cabinet placed within the existing fenced compound) at 8400 Durga Place. Map 97-4 ((14)) 6B1.

*March 3* FS-V09-205 – CLEARWIRE – to co-locate three cylindrical antennas and three dish antennas on an existing 150-foot tall monopole (with one equipment cabinet placed within the existing compound at the base of the monopole) at 8201 Telegraph Road. Map 99-3 ((1)) 38.

*March 10* S09-IV-LP2 - COMPREHENSIVE PLAN AMENDMENT – to amend the Area IV volume of the Comprehensive Plan for 14.5 acres (south of Lorton Road between I-95 and Sanger Street), currently planned for medical offices uses and medical care facilities up to .25 FAR, by revising the text to permit medical office uses and medical care facilities as well as hotel, assisted living, and ancillary uses up to .60 FAR. Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81, 82.

*March 10* FS-V09-184 – CRICKET COMMUNICATIONS – to co-locate three panel antennas (with permission to install six additional panel antennas in the future) on an existing 125-foot tall treepole/monopole (with one equipment cabinet placed within the existing fenced equipment compound) on the site of the Korean Calvary Baptist Church at 8616 Pohick Road. Map 98-1 ((1)) 21.

*March 18* SEA 2004-MV-001 – TRUSTEES OF CALVARY KOREAN BAPTIST CHURCH; NEW CINGULAR WIRELESS; & VERIZON WIRELESS – to amend the Development Conditions associated with the prior approval of SE 2004-MV-001 to permit two additional carriers to be co-located on the existing 125-foot tall treepole/monopole on the site of the Calvary Korean Baptist Church on 3.98 acres zoned R-1 at 8616 Pohick Road. Map 98-1 ((1)) 21.

*March 24* FS-V10-7 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the rooftop penthouse walls (with one equipment cabinet placed within the building) of the existing 69-foot tall office building at 5904 Richmond Highway. Map 83-2 ((1)) 2B.

*March 24* FS-V09-191 – NEW CINGULAR WIRELESS – to co-locate twelve panel antennas on an existing 125-foot tall treepole/monopole (with four equipment cabinets placed within the existing fenced compound) on the site of the Calvary Korean Baptist Church at 8616 Pohick Road. Map 98-1 ((1)) 21.

*April 14* SEA 79-V-093-02 – McDONALD'S CORPORATION – to amend the Development Conditions associated with the prior approval of SE 79-V-093 to permit demolition of the existing 3,511-square foot structure and reconstruction of a 4,200-square foot drive-through fast food restaurant on 35,010 square feet of land zoned C-8 at 8735 Richmond Highway. Map 109-2 ((2)) 3A.

*May 5* SE 2009-MV-025 – CEC ENTERTAINMENT – to establish a 15, 203-square foot commercial recreation restaurant (Chuck E. Cheese) on a 40,759-square foot portion of the existing Kings Crossing Shopping Center on the east side of Richmond Highway and south of Shields Avenue. Map 83-3 ((40)) part 2.

*May 5* 2232-V09-39 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to permit replacement of the existing vehicle maintenance facility located at 6900 Newington Road. Maps 99-2 ((15)) 1 and 99-4 ((1)) 17.

*May 13* RZ 2008-MV-007 – JK INVESTMENTS, INC. – to rezone 8.82 acres in the northeast quadrant of the Richmond Highway/Old Mill Road intersection from R-2 to C-8 to permit construction of two three-story hotels (one with 88 rooms and one with 78 rooms) with retention of the existing three-story office building. Map 109-2 ((1)) 13A.

*May 13* SEA 85-L-137 – JK INVESTMENTS, INC. – to amend the previously-approved application to permit additional fill (26.4 cubic yards) within the Dogue Creek floodplain on a portion

## 2010 Mount Vernon District Actions

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of 8.82 acres at 8850 Richmond Highway (northeast quadrant of the Richmond Highway/Old Mill Road intersection) to accommodate the Richmond Highway frontage improvements and stormwater management outfall improvements connected with concurrent application RZ 2008-MV-007. Map 109-2 ((1)) 13A.

*May 27* PCA 95-V-013 - FAIRFAX COUNTY PARK AUTHORITY - to amend the proffers associated with the prior approval of RZ 95-V-013 (for the Mount Air residential subdivision on 43.4 acres zoned PDH-2, 15.52 acres of which were dedicated to the Fairfax County Park Authority in order to preserve the Mount Air Historic site south of the Accotink Road/Fisher Woods Drive intersection) to permit demolition of a two-story structure (known as the "Tenant House") inasmuch as the structure has been determined to have no historical significance and to be structurally unsound. Map 99-4 ((9)) A.

*May 27* FDPA 95-V-013 - FAIRFAX COUNTY PARK AUTHORITY - to amend the development plan associated with the prior approval of FDP 95-V-013 to reflect the demolition of the "Tenant House" within the 15.52 acre open space of the Mount Air residential subdivision on 43.4 acres zoned PDH-2 south of the Accotink Road/Fisher Woods Drive intersection. Map 99-4 ((9)) A.

*June 2* 2232-V10-11 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to construct 14,600 linear feet of 20-inch pipeline and 1,625 linear feet of 36-inch pipeline for a reclaimed water pipeline system from the Noman Cole Pollution Control Plant at 9399 Richmond Highway to the Covanta Waste to Energy Facility at 9898 Furnace Road. Maps 107-3, 1-7-4, 108-3, 113-1, various parcels.

*June 2* FS-V10-13 - NEW CINGULAR WIRELESS - to co-locate nine panel antennas within the existing 91-foot tall church steeple (with four equipment cabinets placed within a fenced compound) on the site of the Mount Vernon Methodist Church at 2006 Belle View Boulevard. Map 93-1 ((25)) (4) 14.

*June 30* SEA 83-V-076 - BOARD OF SUPERVISORS' OWN MOTION - to amend the previously-approved application by permitting the addition of a 1,904-square foot storage structure (to be used for food-related storage for the Lorton Community Action Center) on 7.70 acres zoned R-8 at 9518 and 9520 Richmond Highway. Map 107-4 ((1)) 34; ((5)) 4.

*June 30* FS-V10-35 - CLEARWIRE - to co-locate three panel antennas and three dish antennas on an existing 130-foot tall monopole (with one equipment cabinet added to the existing fenced equipment compound) on the site of the former Lorton Elementary School at 8101 Lorton Road. Map 107-4 ((1)) 74.

*June 30* APR 09-IV-7MV - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan by adding text to the Overview, Planning Objectives section of the Richmond Highway Corridor Area (south of the Fairfax County/Alexandria City line, west of the Potomac River, and northeast of Fort Belvoir) to encourage new development/redevelopment to provide bicycle and pedestrian facilities, discourage new development in Resource Protection Areas, encourage low impact development techniques, and conservation of urban forest assets. No site-specific map.

*June 30* APR 09-IV-11MV - SOUTH COUNTY AREA PLANS REVIEW ITEM - nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan by adding text to the Richmond Highway Corridor Area (from the boundary of the City of Alexandria to Woodlawn Plantation) to be consistent with County Watershed Plans and strengthen recommendations concerning reduction of stormwater runoff. No site-specific map.

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*June 30* APR 09-IV-14MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens’ Associations, to amend the Comprehensive Plan for 75.97 acres (on the east and west sides of Richmond Highway near the Beacon Hill Road intersection) by adding text to control stormwater runoff and to employ low impact development techniques. Maps 92-2 and 93-1.

*July 22* RZ 2009-MV-018 – SCANNELL PROPERTIES #117 & #82 – to rezone 117.48 acres (southwest quadrant of the intersection of Cinderbed Road and Fairfax County Parkway) from R-1 and I-6 to I-6 for Belvoir Business Center office and industrial complex development (Option A consisting of three office buildings and one warehouse building and Option B consisting of four office buildings and one warehouse building). Maps 99-4 ((8)) 1, 2, 3B, 4, 5 and 108-1 ((12)) 6, 7A, 7B.

*July 22* RZ 2009-MV-023 – INOVA HEALTH CARE SERVICES - to rezone 14.55 acres (in the southeast quadrant of the Lorton Road/Sanger Street intersection) from C-3 to PDC for construction of a healthplex/medical office mixed-use development. Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81, 82.

*July 22* FDP 2009-MV-023 – INOVA HEALTH CARE SERVICES – submission of the final development plan depicting the phased development of the Inova Lorton Healthplex consisting of two buildings containing medical offices, medical and emergency care facilities, pharmacy, medical laboratory, medical imaging, physical therapy, hotel option, child care center, fast food restaurant, eating establishment, and/or a quick service food store on 14.55 acres (in the southeast quadrant of the Lorton Road/Sanger Street intersection) zoned PDC. Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81, 82.

*July 28* APR 09-III-5P - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Steven Teets to amend the Comprehensive Plan for 21.97 acres (northeast of Ox Road and north of the Crosspointe subdivision) to add text to the option for a neighborhood shopping center allowing freestanding retail. Map 106-2 ((1)) 9A, 9B; ((7)) 1, 4, 5.

*July 28* APR 09-IV-2LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Michael Grogan, on behalf of the South County Federation, to amend the Comprehensive Plan for 27.47 acres (north of I-95 and west of Furnace Road) by replacing the recommendation for industrial use to “light industrial use” and deleting the language related to recycling facilities. Map 113-1 ((1)) part of 5, 11, 12, 13.

*July 28* APR 09-IV-5LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 5.31 acres (south of Richmond Highway and west of the Noman Cole Pollution Control Plant) by removing the recommendation for residential use and adding text stating that the entire subunit has been acquired by Fairfax County and should be used as a buffer to the Noman Cole Pollution Control Plant and that recreational fields should be considered for the site. Map 107-4 ((1)) 30, 32.

*July 28* APR 09-IV-6LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 3.18 acres (at the intersection of Lorton Road and Richmond Highway) by removing the optional uses for a drive-in bank and drive-through pharmacy at an intensity of .15 FAR. Map 108-3 ((1)) 2, 3; ((2)) 2, 5, 6.

*July 28* S10-IV-LP1 – BOARD OF SUPERVISORS – authorization by the Board of Supervisors directing that staff evaluate the proposed changes to the Comprehensive Plan suggested in APR 09-IV-6LP inasmuch as the APR nomination otherwise would be disqualified from inclusion in the South County Area Plans Review process since the land area (at the intersection of Lorton Road and Richmond Highway) was the subject of a 2006 Out-of-Turn Plan Amendment. Map 108-3 ((1)) 2, 3; ((2)) 2, 5, 6.

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*July 28* APR 09-IV-7LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 5.14 acres (in the northwest quadrant of the Richmond Highway/Telegraph Road intersection) by revising the base recommendation from 5-8 du/ac to 3-4 du/ac and adding an open space option. Map 108-1 ((1)) 20, 22A, 24, 25, 26, 28.

*July 28* APR 09-IV-8LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 2.16 acres (east of Groom Cottage Drive, south of the Lorton Station Shopping Center, and north of Thomas Baxter Place) by adding text that an effort should be made to maintain the site as open space but, if development occurs, special care should be taken to ensure it does not have a negative impact on the adjacent residential community. Map 107-4 ((1)) 44, 54A.

*July 28* APR 09-IV-9LP - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Linwood Gorham, on behalf of the South County Federation, to amend the Comprehensive Plan for 1.47 acres (at the southeast corner of the Lorton Road/Lorton Market Street intersection) by adding text noting that access to the site is limited and that auto-oriented uses and uses that generate high traffic volumes should be discouraged. Map 107-4 ((23)) B.

*July 28* APR 09-IV-3MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Keith Martin to amend the Comprehensive Plan for 8.5 acres (at the southwest corner of Richmond Highway and Huntington Avenue) from 40 du/ac to mixed-use development including hotel use up to 200,000 square feet with retention of the existing multi-family units. Map 83-3 ((1)) 76.

*July 28* APR 09-IV-4MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for 1.2 acres in the Huntington Transit Station Area (north and south of Huntington Avenue and east of Blaine Drive) by correcting the boundaries for Land Unit T and correcting the Plan map to reflect 16-20 du/ac instead of 8-12 du/ac for Land Unit B. Map 83-1 ((8)) 68A, 68B, 102A, 102B, 103A, 103B, 104A, 104B, 501A, 501B; ((15)) 1A, 1B, 2A, 2B.

*July 28* APR 09-IV-6MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 6.1 acres (north of Dogue Creek and south of the George Washington Grist Mill) by adding text noting the historic and environmental character of the site and stating that the unused portion should be preserved as open space. Map 109-2 ((1)) 32A.

*July 28* APR 09-IV-9MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 9.60 acres (west of Culpepper Road, east of Little Hunting Creek, and south of Childs Lane) by deleting text referring to residential use at 2-3 du/ac if the site is declared surplus; adding text to reflect the current use of the property as a sewage pumping station; and stating that the unused portions of the site should be preserved as open space. Map 102-3 ((1)) 36A.

*July 28* APR 09-IV-10MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by H. Jay Spiegel to amend the Comprehensive Plan for 9.60 acres (west of Culpepper Road, east of Little Hunting Creek, and south of Childs Lane) by adding text to reflect the current use of the site as a sewage pumping station, stating that security of the site should be maintained, and noting that any proposed residential development requires approval of the surrounding Stratford Landing community. Map 102-3 ((1)) 36A.

*July 28* APR 09-IV-13MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 73.30 acres (west of Schellhorn Road, Friars Court and Bayberry Drive,

## 2010 Mount Vernon District Actions

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north of Apple Hill Road, and east of Holland Road) by adding text that the Sherwood Hall Library, Walt Whitman Middle School, and the commercial uses on the north side of Sherwood Hall Lane should be included in a unified campus planned for an intensity up to 0.5 FAR with pedestrian and bicycle connections, transit accessibility, and additional open space. Map 102-1 ((1)) 1C, 2A, 4; ((7)) 17B, 18A; ((35)) 100-408; ((36)) 1A, 2A; ((38)) 201-219; ((39)) 301-319, 401-419, 501-515.

*July 28* APR 09-IV-16MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by S. Neel Teague, on behalf of Huntington Metro LLC, to amend the Comprehensive Plan for 58.12 acres (south of the Huntington Metro Station, west of North Kinds Highway, and north of Fort Drive) by revising the residential portion of the text for the planned mix of uses from 400 to 600 dwelling units. Map 83-3 ((1)) 17E, 88A, 88C1, 88C2, 88D; ((38)) all parcels.

*July 28* APR 09-IV-18MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 11.72 acres (at the east corner of Richmond Highway and Mohawk Lane) by adding text to more specifically outline future uses to include retention of open space. Map 101-4 ((1)) 5A; ((7)) 1; ((8)) (O) 1A, 1B.

*July 28* APR 09-IV-19MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 26.40 acres (on the southeast side of the Richmond Highway/Forest Place intersection) by revising the option for residential use from 8-12 to 16-20 du/ac and revising the option for retail and office use for 25% of the land area from .35 to .50 FAR. Map 101-3 ((1)) 28, 29B, 29C, 30, 30B, 30C, 31B, 31C, 32, 33; ((9)) (1) all parcels; ((9)) (2) B.

*July 28* APR 09-IV-23MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 1.94 acres (north of the intersection of Richmond Highway and North Kings Highway) by revising the text for Land Unit F-2 from retail use or a gateway park to a rapid transit bus station. Map 83-3 ((1)) 22A, 22B1.

*July 28* APR 09-IV-25MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Patrick Rea, on behalf of the Mount Vernon Council of Citizens' Associations, to amend the Comprehensive Plan for 49.40 acres (east of Richmond Highway, between Fairview Drive and Quander Road) by revising the text for Land Units E-1, E-2, E-3 and G to residential, office and retail mixed-use up to 1.5 FAR, with consolidation of 26 acres, or up to 2.0 FAR, with consolidation of 41 acres. Map 83-3 ((1)) 20, 23A, 24A, 24B, 25, 26B, 26C, 26D, 26E, 26F, 27, 28, 30, 33, 34, 36-38, 40, 41, 41A, 42, 44-46, 49-51; ((8)) all parcels; ((40)) 1, 2.

*July 28* APR 09-IV-26MV - SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by Elizabeth Baker, on behalf of Kings Crossing Venture LLC, to amend the Comprehensive Plan for 5.24 acres (east of Richmond Highway and north of Fairview Drive) by revising the text for part of Land Unit G by adding an option for residential and mixed-use up to 1.0 FAR. Map 83-3 ((1)) 18-20.

*July 28* S09-IV-MV2 – OUT-OF-TURN PLAN AMENDMENT – authorization by the Board of Supervisors directing inclusion with the South County Area Plans Review process of a proposal to amend the Comprehensive Plan for 1.2 acres (east of Richmond Highway, south of East Lee Avenue, north of Preston Avenue, and west of Memorial Heights Drive) by revising the text for Land Unit E of the Beacon/Groveton Community Business Center from retail at .30 FAR to retail use at .35 FAR with parking located along the Richmond Highway frontage. Map 93-1 ((18)) (D) 117, 126, 130, 138.

*Sept. 22* FS-V10-27 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 113-foot tall monopole/light pole (with two equipment cabinets placed

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within the existing fenced equipment compound) on property owned by the Bryant Alternative School at 2709 Popkins Lane. Map 93-3 ((1)) 3.

*Sept. 22* FS-V10-8 – CLEARWIRE – to co-locate three panel antennas and two dish antennas on an existing 115-foot tall Dominion Virginia Power electrical transmission tower (with two equipment cabinets placed inside the fenced compound) within the South Run Stream Valley Park at 8101 Pohick Road. Map 98-4 ((8)) U.

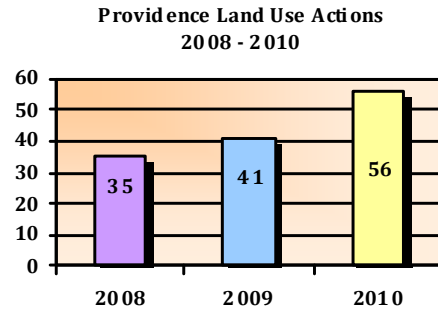
*Oct. 20* FS-V10-54 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an Fort-Worth extension pole on the existing 106-foot tall Dominion Virginia Power transmission tower (with two equipment cabinets placed inside a fenced equipment compound) within the utility easement near the intersection of Silverbrook Road and Bayberry Ridge Road. Map 97-4 ((14)) (12) A.

*Nov. 3* FSA-V06-16-1 – FIBER TOWER – to amend the previously-approved telecommunications facility by permitting the addition of one dish antenna on the existing 199-foot tall lattice tower (with no additional equipment cabinets) at 10112 Furnace Road. Map 113-1 ((1)) 11.

*Dec. 2* FSA-V07-63-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications application by permitting a slight increase in the surface area of the approved antennas for a net increase in square footage of 1.5% (with no additional equipment cabinets) at 9128 Belvoir Court. Map 109-1 ((1)) 38.

## 2010 Providence District Actions

The number of Providence District land use actions taken by the Planning Commission has consistently increased over the past three years. As illustrated in the chart to the right, the Commission took action of 56 land use applications in 2010, all of which were approved, either wholly or in part. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.



### Items Approved

*January 7* FSA-P01-24-2 - VERIZON WIRELESS - to amend the previously-approved telecommunications application by replacing nine existing antennas with fifteen new antennas flush-mounted to the rooftop penthouse of the existing 93-foot tall office building (with no additional equipment cabinets) at 3050 Chain Bridge Road. Map 47-2 ((1)) 54A.

*January 7* FS-P09-142 - CLEARWIRE - to co-locate five flush-mounted dish antennas on the rooftop shelter wall on the existing 88-foot tall office building (with no additional equipment cabinets) at 8245 Boone Boulevard. Map 39-1 ((6)) B1.

*January 7* FS-P09-58 - CLEARWIRE - to co-locate two dish antennas on an existing 99-foot tall water tank (with no additional equipment cabinets) at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.

*January 13* CSPA 1999-PR-060-02 - BERTUCCI'S - to amend the previously-approved Comprehensive Signage Plan associated with the Tysons Rocks mixed-use development to permit a larger sign for the Bertucci's Italian Restaurant than that previously approved for the office building located on 17,050 square feet zoned C-5 at 1934 Old Gallows Road. Map 39-2 ((15)) 30.

*January 13* FSA-P01-49-1 - VERIZON WIRELESS - to amend the previously-approved telecommunications application by replacing three existing antennas with three new larger panel antennas flush-mounted on the roof of the existing 133-foot tall Metro Place II office building (with no additional equipment cabinets) at 2600 Park Tower Drive. Map 49-2 ((37)) B.

*January 28* PCA 91-P-027 - JSH ENTERPRISES LLC - to amend the proffers associated with the prior approval of RZ 91-P-027 for a commercial development in order to permit construction of a 5,650 square foot vehicle light service establishment with five service bays on 20,901 square feet of land zoned C-8 within the Merrifalls Plaza Shopping Center at 7800 Lee Highway. Map 49-2 ((1)) 93.

*January 28* SE 2009-PR-021 - JSH ENTERPRISES LLC - to permit a vehicle light service establishment with five service bays on 20,901 square feet of land zoned C-8 within the Merrifalls Plaza Shopping Center at 7800 Lee Highway. Map 49-2 ((1)) 93.

*February 4* PCA 79-P-038-02 - NEVZAT & HACER KANSU - to amend the proffers associated with the prior approval of RZ 79-P-038 for industrial development (west of Juniper Street and north of Lee Road) on 20,066 square feet of land zoned I-5 in order to add an Alternate Interim Development Plan that would permit the existing onsite structure to be used for specified I-5 uses until such time as the Interim or Ultimate Generalized Development Plan for a warehouse facility can be developed. Map 49-2 ((5)) 5.

*February 4* SPA 83-P-057-05 - THE CHURCH FOR ALL NATIONS, INC. - to amend the previously-approved special permit to allow a change in permittee (from the Korean Central Presbyterian Church to the Church for All Nations) and to delete a 6.14 acre portion (parcel 35A) from the approved special permit land area from the original 12.36 acre site located at 2535 Cedar Lane and 8506, 8526, 8529 Amanda Place. Map 49-1 ((1)) 35A, 37, 38, 38A.

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*February 4* FS-P09-171- T-MOBILE NORTHEAST LLC – to co-locate nine panel antennas on an existing 120-foot tall treepole/monopole (with three fenced equipment cabinets placed at the base of the treepole) on property owned by the Holmes Run Recreation Association at 3457 Gallows Road. Map 59-2 ((9)) (1) 6.

*February 4* FS-P09-176 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 120-foot tall treepole/monopole (with one equipment cabinet placed within the fenced compound at the base of the treepole) on property owned by the Holmes Run Recreation Association at 3457 Gallows Road. Map 59-2 ((9)) (1) 6.

*February 25* FS-P09-141 – CLEARWIRE – to co-locate five flush-mounted dish antennas on the façade of rooftop penthouse (with no additional equipment cabinets) of the 84-foot tall office building at 1430 Spring Hill Road. Map 29-1 ((1)) 67A.

*February 25* FS-P09-143 – CLEARWIRE – to co-locate three flush-mounted dish antennas on the exterior wall of the 158-foot tall Marriott Hotel building (with no additional equipment cabinets) at 8028 Leesburg Pike. Map 39-2 ((4)) A1.

*March 3* FS-P09-203 – CLEARWIRE – to co-locate three panel antennas and one dish antenna flush-mounted to the penthouse screen wall (with one screened equipment cabinet placed on the roof) of the existing 82-foot tall office building at 8501 Arlington Boulevard. Map 49-3 ((1)) 101E.

*March 3* FS-P09-131 – CLEARWIRE – to co-locate four flush-mounted dish antennas on the penthouse façade of the existing foot 130-foot tall Idylwood Towers condominium building (with no additional equipment cabinets) at 2311 Pimmit Drive. Map 40-3 ((27)) 1.

*March 3* FS-P09-193 – T-MOBILE – to co-locate six panel antennas within a rooftop building chimney (with three screened equipment cabinets placed on the roof) of the existing Sunrise living facility at 2863 Hunter Mill Road. Map 47-2 ((1)) 107.

*March 3* FS-P09-81 – CLEARWIRE – to co-locate three dish antennas and three panel antennas on the roof of the existing 15-story office building (with one equipment cabinet placed inside the building) at 9302 Lee Highway. Map 48-4 ((1)) 1G.

*March 4* FS-P09-190 – CLEARWIRE – to co-locate three panel antennas and four dish antennas on the existing 324-foot tall lattice tower (with two equipment cabinets placed at the base of the tower) at 7330 Ronald Street. Map 50-1 ((12)) 2.

*March 10* FS-P10-2 – FAIRFAX COUNTY PARK AUTHORITY – to add lights to the rectangle fields and the mini golf area within Oak Marr Park at 3200 Jermantown Road. Maps 47-1 ((1)) 12, 15A, 15B, 20, 21; 47-3 ((1)) 25, 26, 27A.

*March 25* PCA 82-P-084-02 – FATIMA SOLIMAN dba F.A.Z. CREATIVE EDUCATION CENTER – to amend the Generalized Development Plan and proffers associated with the prior approval of RZ 82-P-084 to permit a child care center, private school of general education, and nursery within an existing single-story building on 28,305 square feet of land zoned I-4 at 1776 Old Meadow Road. Map 29-4 ((6)) 94B.

*March 25* FS-P09-188 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on the existing lattice tower (with one equipment rack placed within the adjacent equipment building) at 8101A Lee Highway. Map 49-4 ((1)) 54A.

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*March 25* FS-P09-207 – CLEARWIRE – to co-locate three flush-mounted panel antennas and one dish antenna on the façade of the existing 4-story office building (with one equipment cabinet placed near the rooftop penthouse) at 7389 Lee Highway. Map 50-1 ((1)) 41D.

*April 14* RZ 2009-PR-021 – ELM STREET COMMUNITIES – to rezone 6.15 acres from R-1 to PDH-3 for a single-family development in the southeast quadrant of the Cedar Lane/Amanda Place intersection. Map 49-1 ((1)) 35A.

*April 14* FDP 2009-PR-021 – ELM STREET COMMUNITIES – submission of the final development plan for 16 single-family detached residences on 6.15 acres zoned PDH-3 in the southeast quadrant of the intersection of Cedar Lane and Amanda Place. Map 49-1 ((1)) 35A.

*April 22* PCA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC – to amend the proffers associated with the prior approval of RZ 2002-PR-016 to permit a redesign of the Park Crest residential mixed-use development (replacing two high-rise residential towers with one low-rise 6-story building with 354 units and replacing the retail/health building with an urban plaza) on 13.55 acres zoned PRM (in the northwest quadrant of the Westpark Drive/Park Run Drive intersection). Maps 29-4 ((7)) A6, A9; ((13)) C1, 100-1919; ((14)) C1, IC.

*April 22* FDPA 2002-PR-016-02 – PARK CREST SPE PHASE I, LLC – to amend the previously-approved final development plan for the Park Crest residential mixed-use development by reflecting one low-rise 6-story residential building (with 354 units) in lieu of two high-rise residential towers and replacing the retail/health building with an urban plaza) on 13.55 acres zoned PRM (in the northwest quadrant of the Westpark Drive/Park Run Drive intersection). Maps 29-4 ((7)) A6, A9; ((13)) C1, 100-1919; ((14)) C1, IC.

*April 29* RZ 2009-PR-005 – ANTHONY CASOLARO – to rezone 1.33 acres from R-1 to R-2 to permit the construction of one additional single-family detached dwelling located north of Elm Place between Sandburg Street and Arden Street. Map 39-4 ((1)) 116.

*April 29* FSA-P08-108-1 – T-MOBILE NORTHEAST LLC - to amend the previously-approved telecommunications application by placing three panel antennas within two rooftop flag poles in lieu of the nine previously-approved panel antennas on the existing 205-foot tall office building (with three equipment cabinets placed within a screened enclosure on the roof) at 1800 Tysons Boulevard. Map 29-4 ((10)) 2A2.

*May 5* SE 2009-PR-027 – TDC OWNER, INC. - to establish a college/university (Sanford-Brown College) within a 2-story existing office building located on 2.62 acres zoned C-3 at 1761 Old Meadow Road. Map 29-4 ((6)) 106.

*May 13* FS-P09-197 – T-MOBILE NORTHEAST LLC – to co-locate nine panel antennas within the rooftop penthouse of an existing 100-foot tall parking structure (with three equipment cabinets placed on the roof) located on the grounds of the INOVA Fairfax Hospital campus at 3300 Gallows Road. Map 59-2 ((1)) 1A.

*June 2* FS-P09-189 – CLEARWIRE – to co-locate two flush-mounted dish antennas on the penthouse roof (with no additional equipment cabinets) of the existing 140-foot tall office building located at 7900 Westpark Drive. Map 29-4 ((7)) 6A.

*June 23* ST08-I-MS1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for 66 acres (Inova Fairfax Hospital site and adjoining County-owned property including the Woodburn Center for Mental Health), west of Gallows Road and north of Woodburn Road within the Merrifield Suburban Center, by adding an option for medical care facility and related uses up to 1.0 FAR. Maps 59-2 ((1)) part 1A, 1B, 1C, 1D, 1E and 49-3 ((1)) 136C, 136C1.

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*June 23* FS-P10-22 – T-MOBILE NORTHEAST LLC – to co-locate nine flush-mounted panel antennas on the rooftop walls of the existing 39-foot tall office building (with three equipment cabinets placed behind a screened rooftop wall) at 8081 Wolftrap Road. Map 39-4 ((1)) 4C.

*June 24* SEA 98-P-030 – APPLETREE OF FAIRFAX, INC. – to amend the Development Conditions associated with the prior approval of SE 98-P-030 to permit a change in the allowable ages of students (from 3 years old through fourth grade to infants through fourth grade) at the Appletree private school of general education and child care center located on 1.54 acres zoned R-2 at 9655 Blake Lane. Map 48-3 ((19)) 2, 3

*July 14* FS-P10-26 – CLEARWIRE – to co-locate one dish antenna and three panel antennas flush-mounted to the rooftop penthouse (with two equipments placed within the penthouse) of the existing 86-foot tall office building at 8315 Lee Highway. Map 49-3 ((1)) 98.

*July 28* FS-P10-39 – CLEARWIRE – to co-locate three panel antennas and four dish antennas flush-mounted to the wall of the rooftop penthouse (with one equipment cabinet placed inside the penthouse) of the existing 94-foot tall Courtyard Marriott Hotel at 2722 Gallows Road. Map 49-2 ((1)) 17B.

*Sept. 15* SE 2010-PR-010 – HILTON WORLDWIDE INC. & TYSONS PARK PLACE II LLC – to permit a second tenant sign as well as the addition of building tenant names on the existing freestanding sign at the entrance to the Tysons Park Place office park on 8.06 acres at 7930 Jones Branch Drive. Map 29-4 ((7)) 5B, 5C.

*Sept. 22* PCA 2003-PR-009 – MTC COMMERCIAL LLC – to amend the proffers associated with the prior approval of RZ 2003-PR-009 for the Uniwest Development on 0.49 acres (west of the Lee Highway/Gallows Road intersection and north of Strawberry Lane) consisting of two multi-use retail and residential buildings by (1) permitting direct access to the property from Lee Highway and (2) removing a landscaped strip along the west side of Yates Way to allow interparcel access between the Uniwest Development and the Merrifield Town Center property. Map 49-4 ((17)) part 2.

*Sept. 22* FDPA 2003-PR-009 – MTC COMMERCIAL LLC – to amend the previously-approved Final Development Plan for the Uniwest Development (on 0.49 acres west of the Lee Highway/Gallows Road intersection and north of Strawberry Lane) by reflecting direct access to the property from Lee Highway and removal of the landscaped strip along the west side of Yates Way to accommodate interparcel access between the Uniwest Development and the Merrifield Town Center property. Map 49-4 ((17)) part 2.

*Oct. 6* RZ 2009-PR-002 – SQUARE 1400 LC – to rezone 4.64 acres (north of the Dorr Avenue/Merrifield Avenue intersection) from I-4 to PRM for construction of an 11-story multifamily residential building with a parking structure. Map 49-1 ((13)) 13, 14, 15, 16.

*Oct. 6* FDP 2009-PR-002 – SQUARE 1400 LC – submission of the Final Development Plan depicting an 11-story 305 unit multifamily residential building and a separate 4-story parking structure on 4.64 acres north of the Dorr Avenue/Merrifield Avenue intersection within the Merrifield Commercial Revitalization Area. Map 49-1 ((13)) 13, 14, 15, 16.

*Oct. 6* FS-P10-42 – T-MOBILE – to co-locate nine flush-mounted panel antennas to the exterior wall of the rooftop penthouse (with four equipment cabinets placed within the penthouse structure) of the 14-story office building at 8150 Leesburg Pike. Map 39-2 ((3)) 7.

*Oct. 6* FSA-P09-50-1 – CLEARWIRWE – to amend the previously-approved telecommunications application by adding four dish antennas (with no additional equipment

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cabinets) on the existing 184-foot tall Fairfax Water Storage Tank at 3300 Gallows Road. Map 59-2 ((1)) 1A.

*Oct. 6* FSA-P09-143-1 - CLEARWIRE - to amend the previously-approved telecommunications application by adding one dish antenna (with no additional equipment cabinets) on the roof of the 158-foot tall Marriott Hotel at 8028 Leesburg Pike. Map 39-2 ((4)) A1.

*Oct. 20* FS-P10-23 - XO COMMUNICATIONS SERVICES INC. - to co-locate 18 flush-mounted dish antennas on the roof of the existing 247-foot tall office building (with two equipment cabinets placed inside the rooftop penthouse) at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

*Oct. 20* 2232-P09-35 - NEW CINGULAR WIRELESS, T-MOBILE, VERIZON, CLEARWIRE & MILESTONE - to construct a 115-foot tall treepole/monopole to accommodate up to six carriers (five current and one future) as follows: 12 antennas each for AT&T and T-Mobile, 9 antennas for Verizon and 3 antennas for Clearwire (with a total of 16 equipment cabinets placed within a fenced and screened compound) on the site of Thoreau Middle School at 2505 Cedar Lane. Map 49-1 ((1)) 37A.

*Nov. 3* FS-P10-55 - CLEARWIRE - to co-locate three panel antennas and two dish antennas on the existing 123-foot tall light pole/monopole (with one new equipment cabinet placed within the existing fenced compound) on an Oakton High School athletic field at 2900 Sutton Road. Map 48-1 ((1)) 111.

*Nov. 18* FSA-P96-8-3 - AT&T MOBILITY - to amend the previously-approved telecommunications application by slightly increasing the surface area of three not-yet-installed but approved antennas on the roof of the 128-foot tall Metroplace office building (with one equipment cabinet placed within the existing compound) at 2650 Park Tower Drive. Map 49-2 ((37)) A.

*Nov. 18* FSA-P96-34-2 - AT&T MOBILITY - to amend the previously-approved telecommunications application by installing three panel antennas on the penthouse roof of the existing 136-foot tall office building (with one equipment cabinet placed within the penthouse) at 7799 Leesburg Pike. Map 39-2 ((1)) 45D.

*Nov. 18* FSA-P01-65-2 - AT&T MOBILITY - to amend the previously-approved telecommunications application by slightly increasing the surface area of three approved (but not-yet-installed) flush-mounted antennas on the penthouse roof of the 104-foot tall building (with one equipment cabinet placed within the compound) at 1950 Old Gallows Road. Map 39-2 ((14)) 1.

*Nov. 18* FSA-2-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by slightly increasing the surface area of three approved (but not-yet-installed) antennas on the roof of the existing 73-foot tall Rotunda building (with one equipment cabinet placed within the existing compound) at 1568 Spring Hill Road. Map 20-3 ((1)) 57A.

*Nov. 18* FSA-P98-25-2 - AT&T MOBILITY - to amend the previously-approved telecommunications application by slightly increasing the surface area of three approved (but not-yet-installed) pipe-mounted antennas on the roof of the 153-foot tall office building (with one equipment cabinet placed within the existing compound) at 7900 Westpark Drive. Map 29-4 ((7)) 6A.

*Nov. 18* 2232A-P00-22-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by permitting the installation of three panel antennas on an existing 100-foot tall monopole (with no additional equipment cabinets) on the site of the Westgate Elementary School at 7500 Magarity Road. Map 30-3 ((1)) 7B.

## 2010 Providence District Actions

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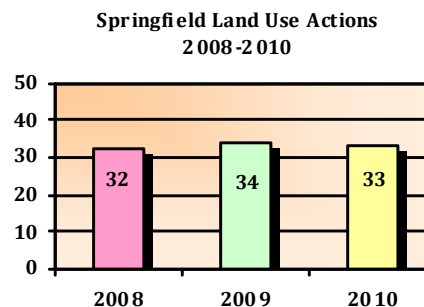
*Dec. 2*            2232A-P00-5-4 - AT&T MOBILITY - to amend the previously-approved telecommunications application by permitting three approved but uninstalled panel antennas to be slightly larger in size (75.3 inches) when placed on the existing 120-foot tall monopole (with no additional equipment cabinets) within VDOT right-of-way at the intersection of I-495 and Route 50. Map 49-4 ((1)) 62C.

*Dec. 2*            FSA-77-2 - AT&T MOBILITY - to amend the previously-approved telecommunications application by permitting a slight increase in the surface area of the approved antennas on the 100-foot tall water tank (with no additional equipment cabinets) at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.

*Dec. 9*            FSA-P09-58-1 - CLEARWIRE - to amend the previously-approved telecommunications application by permitting the addition of one dish antenna on an existing pole near the top of the 99-foot tall water tank (with no additional equipment cabinets) at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.

## 2010 Springfield District Actions

As illustrated in the chart, the number of Springfield District actions taken by the Planning Commission has remained fairly constant over the past three years. The 2010 Commission took action on 33 land use applications (listed below by action date) all which were approved either wholly or in part. Additional information on these items is available from the Planning Commission Office.



### Items Approved

*January 13* FS-S09-66 – CLEARWIRE – to co-locate three WiMax antennas and three microwave dishes on the existing 110-foot tall electrical transmission tower (with one equipment cabinet and one battery cabinet placed inside the existing compound) within VDOT right-of-way on property owned by the Longwood Knolls Homeowners Association near Stanchion Lane. Map 88-3 ((3)) J.

*January 21* FS-S09-166 – CLEARWIRE – to co-locate three WiMax antennas and three microwave dishes on the existing 250-foot tall lattice tower (with one equipment cabinet placed within the equipment compound) at 11209 Fairfax Station Road. Map 77-1 ((1)) 1.

*January 21* FS-S09-168 – CLEARWIRE – to co-locate three panel antennas and two dish antennas on the existing 130-foot tall monopole (with one equipment cabinet placed within the existing compound at the base of the monopole) at 4641 West Ox Road. Map 56-1 ((13)) 4.

*January 28* FS-S09-164 – VERIZON WIRELESS – to co-locate twelve panel antennas on an existing 140-foot tall treepole/monopole (with one equipment cabinet placed on the ground) at 12700 Popes Head Road. Map 66-4 ((3)) 1.

*January 28* FS-S09-87 – CLEARWIRE – to co-locate three flush-mounted dish antennas on an existing 119-foot tall lightpole/monopole (with no additional equipment cabinets) on the grounds of the Centreville High School stadium at 6001 Union Mill Road. Map 66-1 ((1)) 12A.

*January 28* SEA 95-S-038-02 – REVEREND PAUL LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA – to amend the Development Conditions associated with the prior approval of SE 95-S-038 and SEA 95-S-038-01 to permit two building additions (for meeting/classroom space and administrative offices) and an increase in the number of permitted nursery school students (from a maximum daily enrollment of 60 to 100 with no more than 40 on site at any one time) at the Church of the Nativity on 10.18 acres zoned R-1 at 6398 Nativity Lane. Map 88-1 ((1)) 10.

*March 4* FS-S09-180 – T-MOBILE NORTHEAST – to co-locate nine panel antennas on an existing 125-foot tall monopole (with three equipment cabinets placed within a new fenced equipment compound) at 4904 Mattie Moore Court. Map 56-4 ((1)) 20A.

*March 10* SE 2009-SP-012 – McDONALD'S CORPORATION – to permit demolition of an existing 3,500 square foot fast food restaurant and construction of a new 5,500 square foot building with drive-through windows on 35,000 square feet of land zoned C-6 at 13035-B Lee Jackson Memorial Highway. Map 45-1 ((1)) part 10F.

*March 24* FS-S09-76 – CLEARWIRE – to co-locate three flush-mounted dish antennas on the penthouse façade of the existing 166-foot tall Centerpoint Building (with no additional equipment cabinets) at 4050 Legato Road. Map 46-3 ((1)) 41B.

## 2010 Springfield District Actions

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*April 22* FS-S09-196 - CLEARWIRE - to co-locate three panel antennas and three dish antennas on the existing 112-foot tall utility transmission tower (with two equipment cabinets placed within a fenced equipment compound) at 9017 Armendown Drive. Map 78-4 ((21)) (9) S.

*April 22* FS-S10-6 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES - to construct a two-story building (I-66 Workers Facility) for offices, training rooms, break room, locker and toilet facilities for use by workers at the I-66 Solid Waster Transfer Station at 4618 West Ox Road. Map 56-1 ((1)) part 2.

*April 29* SEA 80-S-103-03 - FLO TV INC. - to amend the Development Conditions associated with the prior approval of SE 80-S-103 and associated amendments to permit the relocation of two satellite dishes from the existing 495-foot tall guyed tower to a ground compound on 5.44 acres zoned R-C at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*April 29* FSA-S08-101-1 - FLO TV INC. - to amend the previously-approved telecommunications application by permitting the relocation of two satellite dishes from the existing 495-foot tall guyed tower to a ground compound at the base of the tower at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*May 13* FSA-57-1 - T-MOBILE - to amend the previously-approved telecommunications application by permitting the addition of two equipment cabinets on the roof of the 125-foot tall Hyatt Hotel at 12777 Fair Lakes Circle. Map 55-2 ((1)) 7A.

*June 17* FSA-S07-4-1 - VERIZON WIRELESS - to amend the previously-approved telecommunications application by adding three panel antennas to the existing 154-foot tall lattice tower (with no additional equipment cabinets) at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

*June 17* FSA-S09-88-1- CLEARWIRE - to amend the previously-approved telecommunications application by relocating three panel and two dish antennas and adding three dish antennas on a new 122-foot tall monopole/lightpole 100 feet west of the existing pole at the originally approved location (with one fenced equipment cabinet at the base of the pole) on Chantilly High School stadium grounds at 4201 Stringfellow Road. Map 45-1 ((1)) 9A.

*June 23* FS-S09-160 - CLEARWIRE - to co-locate three panel antennas and four dish antennas on an existing 423-foot tall guyed tower (with one equipment cabinet placed within the existing fence compound at the base of the tower) at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*June 23* FS-S10-21 - CRICKET COMMUNICATIONS - to co-locate six cylindrical antennas on an existing 115-foot tall Virginia Power transmission tower (with two equipment cabinets placed within a fence compound at the base of the tower) on property owned by Longwood Knolls Homeowners Association at the intersection of the Fairfax County Parkway and Reservation Drive. Map 88-3 ((3)) H.

*July 15* FSA-S09-88-2 - CLEARWIRE - to amend the previously approved telecommunications application by permitting the addition of three panel antennas and two dish antennas on an existing 130-foot tall monopole/lightpole (with one additional equipment cabinet placed within a fenced compound) on the grounds of Chantilly High School at 4201 Stringfellow Road. Map 45-1 ((1)) 9A.

*Sept. 16* 456A-S97-6-3 - T-MOBILE - to amend the previously-approved telecommunications application by permitting the addition of one equipment cabinet within the existing fenced compound at the base of the 140-foot tall lattice tower on the site of the Springfield Government Center at 6140 Rolling Road. Map 79-3 ((4)) 32.

## 2010 Springfield District Actions

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*Sept. 30* AR 93-S-003-02 – DONNA & MARK KNAUFF – to renew The Farm at Clifton Station (formerly known as Boley) Local Agricultural and Forestal District for a third 8-year term for continued residential and agricultural use on 28 acres at 13442 Compton Road. Map 75-1 ((1)) 8Z.

*Sept. 30* APR 09-III-2FC – SOUTH COUNTY AREA PLANS REVIEW ITEM – nomination by David Gill and Greg Riegle to amend the Comprehensive Plan for 22.1 acres (north of Lee Highway between Waples Mill Road and Ridge Top Road) by modifying the redevelopment option for Sub-unit Q9 of the Fairfax Center Area by (a) removing the office use minimum on the consolidated portion in order to replace an office building with 40 single-family attached dwelling units, (b) reducing the intensity of this portion of the subject area from 1.2 FAR to 1.08 FAR, and (c) replacing the office/mixed-use intensity of 1.0 FAR with an overall sub-unit intensity not to exceed 1.15 FAR. Map 56-2 ((1)) 37A, 37B, 37C, 37D, 37E, 37F, 37G, 39.

*Oct. 6* FSA-S09-196-1 – CLEARWIRE – to amend the previously-approved telecommunications application by installing a Fort Worth extension on the existing 112-foot tall utility transmission tower at 9017 Armendown Drive to accommodate placement of the previously-approved antennas at 140 feet rather than at 110 feet (with no additional equipment cabinets). Map 78-4 ((21)) (9) S.

*Oct. 20* 2232-S08-20 - ACCOTINK UNITARIAN UNIVERSALIST CHURCH & NEW CINGULAR WIRELESS (b.d.a. AT&T MOBILITY) - to co-locate a 92-foot tall flagpole/monopole with three internal platforms to accommodate nine proposed antennas and future antennas proposed by other carriers (with a fenced equipment compound at the base of the pole) on the site of the Accotink Unitarian Universalist Church at 10125 Lakehaven Court. Map 87-2 ((1)) 26.

*Oct. 20* SE 2010-SP-003 – ACCOTINK UNITARIAN UNIVERSALIST CHURCH & NEW CINGULAR WIRELESS (b.d.a. AT&T MOBILITY) - to permit a telecommunications facility on the site of the existing Accotink Unitarian Universalist Church with nursery school on 9.34 acres zoned R-1 at 10125 Lakehaven Court. Map 87-2 ((1)) 26.

*Nov. 3* FSA-S09-76-1 – CLEARWIRE – to amend the previously-approved telecommunications application by permitting the addition of one flush-mounted dish antenna on the roof of the existing 166-foot tall Centerpointe office building (with no additional equipment cabinets) at 4050 Legato Road. Map 46-3 ((1)) 41B.

*Nov. 18* AF 2010-SP-001 – CHARLES & KATHERINE ARMSTRONG – to re-establish the Armstrong Local Agricultural & Forestal District for an eight-year period (originally established in 1993 and renewed through December 2009) for forestal uses on 40 acres at 11921 Henderson Road). Map 95-3 ((1)) 8A

*Nov. 18* 2232-S10-13 – T-MOBILE WITH MILESTONE COMMUNICATIONS – to permit a 115-foot tall treepole/monopole and six panel antennas (with up to three equipment cabinets placed inside a fenced and screened equipment compound) on the grounds of Washington Irving Middle School at 8100 Old Keene Mill Road. Map 79-4 ((1)) 1.

*Dec. 2* FSA-S09-168-1 – CLEARWIRE – to amend the previously-approved telecommunications application by permitting the addition of two pipe-mounted dish antennas (with no additional equipment cabinets) on the existing 130-foot tall monopole at 4641 West Ox Road. Map 56-1 ((13)) 4.

*Dec. 9* FS-S10-48 – CLEARWIRE – to co-locate three panel antennas and one dish antenna on an existing 105-foot tall transmission tower (with two equipment cabinets placed within a fenced compound near the base of the tower) at 13069 Autumn Willow Drive. Map 55-3 ((10)) A.

## 2010 Springfield District Actions

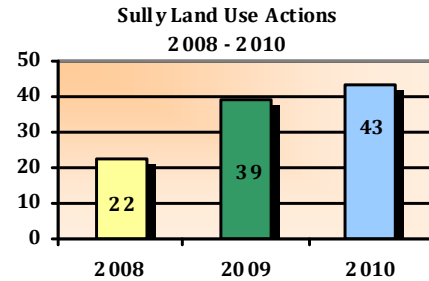
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*Dec. 9* FS-S10-56 – FIBER TOWER – to co-locate one dish antenna on an existing 305-foot tall lattice tower (with no equipment cabinets) on the site of the Fairfax County Fire & Rescue Training Academy at 4618 West Ox Road. Map 56-1 ((1)) 2D.

*Dec. 9* FS-S10-61 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on the rooftop parapet wall (with one equipment cabinet placed on the roof) of the existing 122.5-foot tall Hyatt Fair Lakes Hotel at 12777 Fair Lakes Circle. Map 55-2 ((1)) 7A.

## 2010 Sully District Actions

The Planning Commission took action on 43 applications located in the Sully District, all of which were approved either wholly or in part. As illustrated in the chart to the right, this is a slight increase over the number of actions taken the previous year and more than twice as many as in 2008. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.



### Items Approved

*January 21* FSA-Y96-71-1 - VERIZON WIRELESS - to amend the previously-approved telecommunications application by replacing three existing panel antennas with three larger antennas (with no additional equipment cabinets) on the existing 105-foot tall transmission tower at 3799 Lees Corner Road. Map 35-3 ((1)) 9.

*January 21* FS-Y09-156 - CLEARWIRE - to co-locate three panel antennas and one dish antenna on an existing 143-foot tall transmission tower (with one radio cabinet placed on a concrete pad at the base of the tower) within the utility right-of-way near Bay Valley Lane and Rock Canyon Drive. Map 65-4 ((6)) A.

*January 28* APR 08-III-3UP - NORTH COUNTY AREA PLANS REVIEW ITEM - nomination by Timothy Sampson, on behalf of Inova Health Care Services, to amend the Comprehensive Plan for 73.23 acres (east and south of Rugby Road and Ox Trail) by increasing the maximum FAR to 0.40 for the Fair Oaks Hospital and medical campus. Map 45-2 various parcels.

*January 28* APR 08-III-6DS - NORTH COUNTY AREA PLANS REVIEW ITEM - nomination by David Gill to amend the Comprehensive Plan for 74.3 acres (south of Frying Pan Road, west of Frying Pan Branch Stream Valley Park, and east of Route 28) by adding options for office and complimentary service retail use at .35 FAR (option A) and office use at .40 FAR subject to conditions (option B). Map 24-2 ((1)) 1-4, 10.

*January 28* S08-III-DS1 - NORTH COUNTY AREA PLANS REVIEW ITEM - nomination authorized by the Board of Supervisors on behalf of Lynne Strobel for Headquarters 2 LLC to amend the Comprehensive Plan for 38.88 acres (east of Lee Road, north of Willard Road, and west of Sully Road) by adding an option for office/hotel use up to 1.0 FAR as part of the mixed-use development. Map 34-3 ((14)) 2, 3, 4, B and 44-1 ((17)) 1, 5, 6, A, C.

*February 4* FS-Y09-31 - CRICKET COMMUNICATIONS - to co-locate six cylindrical antennas on an existing 130-foot tall transmission tower (with two equipment cabinets placed inside the fenced equipment compound) within an easement adjacent to Green Post Court. Map 64-2 ((4)) (2) A.

*February 4* FS-Y09-179 - CLEARWIRE - to co-locate one dish antenna on the existing 98-foot tall treepole/monopole (with no additional equipment cabinets) at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*March 3* SEA 93-Y-059 - EXXON MOBIL CORPORATION - to amend the Development Conditions associated with the prior approval of SE 93-Y-059 to permit expansion of items sold in the quick service food store associated with the service station at 13825 and 13829 Lee Highway on 1.18 acres zoned C-8. Map 54-4 ((1)) 103A, 104.

*March 24* FS-Y09-124 - CLEARWIRE - to co-locate two dish antennas on an existing 140-foot tall lattice tower (with no additional equipment cabinets) at 14510 Mount Olive Road. Map 65-1 ((1)) 21A.

## 2010 Sully District Actions

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*March 24* FS-Y09-90 – CLEARWIRE – to co-locate two dish antennas on an existing 60-foot tall monopole (with no additional equipment cabinets) on the site of the Fairfax County Criminal Justice Training Center at 3725 Stonecroft Boulevard. Map 34-1 ((1)) 5.

*April 29* FS-Y09-113 – CLEARWIRE – to co-locate three panel antennas and four dish antennas on the roof of the existing building (with one equipment cabinet placed on the roof behind a screened wall) at 3080 Centreville Road. Map 24-4 ((1)) 6E.

*May 5* 2232-Y09-29 – T-MOBILE NORTHEAST LLC – to erect a 120-foot tall flagpole/monopole with six panel antennas housed within the flagpole (and three equipment cabinets placed inside a fenced compound at the base of the structure) on the site of the EZ Storage mini-warehouse facility at 3700 Centreville Road. Map 34-4 ((12)) 1.

*May 5* FS-Y09-153 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing 56-foot tall office building (with one equipment cabinet placed on the roof behind a screened wall) at 14631 Lee Highway. Map 54-3 ((30)) (B) 104.

*May 5* FS-Y10-4 – T-MOBILE NORTHEAST – to co-locate nine panel antennas on an existing 116-foot tall transmission tower (with three equipment cabinets placed within the existing fenced compound at the base of the tower) at 6296 Hunt Chase Court. Map 53-3 ((6)) 6.

*May 27* ST 05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan by removing the “Centreville Historic Overlay District” designation from 1.73 acres at 5424 Summit Street. Map 54-4 ((2)) 13.

*May 27* RZ 2010-SU-001 – BOARD OF SUPERVISORS’ OWN MOTION – to rezone 1.73 acres from R-1 and HD to R-1 in order to remove the designation “Centreville Historic Overlay District” from the subject property (north of Lee Highway, west of Summit Street, and east of Sully Road) since the determination was made that the land formations on the site are natural and not a part of man-made Civil War earthworks. Map 54-4 ((2)) 13.

*June 17* FS-Y09-107 – CLEARWIRE – to co-locate one microwave dish antenna on an existing 150-foot tall treepole/monopole (with no additional equipment cabinets) on the site of the Whole Word Church at 10922 Vale Road. Map 37-1 ((1)) 17.

*June 24* 2232-Y10-9 – T-MOBILE – to permit a 125-foot tall telecommunications monopole and twelve panel antennas (with three equipment cabinets placed within a fenced compound near the base of the monopole) at the edge of the baseball diamond on the site of the Rachel Carson Middle School at 13618 McLearen Road. Map 24-4 ((1)) 11A.

*June 30* PCA 2003-SU-035 – SULLY EAST – to amend the proffers associated with the prior approval of RZ 2003-SU-035 to permit removal of 68.80 acres (west of Centreville Road in the southeast quadrant of the Sully Road/Air & Space Museum Parkway interchange) from the application property for inclusion in the office development proposed under concurrent applications RZ/FDP 2009-SU-024. Map 34-2 ((1)) 3A, 10A, and parts of 2, 27 and 35.

*June 30* FDPA 2003-SU-035 – SULLY EAST – to amend the previously-approved final development plan by reflecting the removal of 68.80 acres (west of Centreville Road in the southeast quadrant of the Sully Road/Air & Space Museum Parkway interchange) from the application property for inclusion in the secure office complex development proposed under concurrent applications RZ/FDP 2009-SU-024. Map 34-2 ((1)) 3A, 10A, and parts of 2, 27 and 35.

*June 30* RZ 2009-SU-024 – SULLY EAST LC – to rezone 76.60 acres (west of Centreville Road in the southeast quadrant of the Sully Road/Air & Space Museum Parkway interchange) from PDH-

## 2010 Sully District Actions

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16, PDC and I-5 to PDC for development of an office building complex. Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, parts of 27 and 35, and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned.

*June 30* FDP 2009-SU-024 – SULLY EAST LC – submission of the final development plan for a secure office complex consisting of four multi-story office buildings, one one-story office building, a central utility plan, and two parking garages on 76.60 acres zoned PDC (west of Centreville Road in the southeast quadrant of the Sully Road/Air & Space Museum Parkway interchange). Map 34-2 ((1)) 3A, 7, 8, 10A, parts of 2, 27 and 35, and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned.

*June 30* SEA 2003-SU-023 – SULLY EAST LC – to amend SE 2003-SU-023 (previously approved for a building height increase from 35 feet to a maximum of 60 feet in the Sully Historic District) by enlarging the application land area by 25.24 acres (west of Centreville Road in the southeast quadrant of the Sully Road/Air & Space Museum Parkway interchange) to accommodate the development proposed under concurrent applications RZ/FDP 2009-SU-024. Map 34-2 ((1)) parts of 2, 3A, 10A, 27, 35.

*July 15* FS-Y10-36 - - CLEARWIRE – to co-locate three panel antennas and four dish antennas on an existing 154-foot tall monopole (with one equipment cabinet added to the fenced compound at the base of the pole) on the site of the Centreville Volunteer Fire Station at 5858 Old Centreville Road. Map 54-4 ((1)) 63.

*July 15* FS-Y10-32 - CLEARWIRE – to co-locate one flush-mounted dish antenna on the rooftop penthouse and one radio equipment cabinet to the façade of the existing 67-foot tall office building at 4221 Walney Road. Map 44-2 ((8)) 35.

*July 28* FSA-Y96-69-1 - T-MOBILE – to amend the previously-approved telecommunications application by permitting the addition of two flush-mounted panel antennas on the penthouse wall and one screened equipment cabinet the roof of the existing 4-story Inova Fair Oaks Hospital at 3600 Joseph Siewick Drive. Map 45-2 ((1)) 41B1.

*July 29* FDPA 78-C-118-19 – LB FRANKLIN FARM LLC – to amend the final development plan associated with the prior approval of RZ 78-C-118 and subsequent amendments to add to the approved list of secondary uses for the existing Franklin Farm Shopping Center (in the northeast quadrant of the intersection of Stone Heather Drive and Franklin Farm Road on 20.06 acres of land zoned PDH-2) in order to address future tenant changes without the need for further final development plan amendments. Map 35-1 ((4)) (22) 1, 2A, 2B, 3, 4, 5.

*Sept. 22* FSA-Y09-124-1 – CLEARWIRE – to amend the previously-approved telecommunications application by adding two dish antennas (with no additional equipment cabinets) on the existing 140-foot tall lattice tower at 14510 Mount Olive Road. Map 65-1 ((1)) 21A.

*Sept. 30* RZ 2010-SU-002 – STEVEN C. BRYANT – to rezone 2.15 acres (on the west side of Stonecroft Boulevard north of its intersection with Murdock Street) from I-3 to I-5 to permit a contractor's office, storage yard, new vehicle storage, impoundment facility, recycling center, lumber yard, and building material yard (in lieu of the existing roll-off disposal business which was deemed noncompliant with the I-3 District). Map 33-2 ((2)) 13A and 34-1 ((2)) 13B.

*Sept. 30* RZ 2010-SU-004 – JAMES G. MILLER – to rezone 2.61 acres (in the southwest quadrant of the Stonecroft Boulevard/Thompson Road intersection) from I-3 to I-5 to permit continuation of the existing industrial uses including contractor's office, storage yard, impoundment facility, recycling center, lumber yard, new vehicle storage use and a building materials yard (which were noncompliant with the I-3 District). Map 33-2 ((2)) 13.

## 2010 Sully District Actions

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*Oct. 6* FS-Y09-149 - CLEARWIRE - to co-locate three panel antennas and two dish antennas on an existing 105-foot tall Dominion Virginia Power transmission tower (with one equipment cabinet placed within a fenced compound at the base of the tower) at 3901 Fair Ridge Drive. Map 46-3 ((1)) 15B.

*Oct. 20* CSP 81-S-058 - CENTREWOOD DRIVE APARTMENTS INC. - submission of the Comprehensive Signage Plan for the Lakeside Apartments, located on 47.52 acres zoned PDH-12 (in the southwest quadrant of the Machen Road/Centrewood Drive intersection within the Centre Ridge development), depicting the replacement of the existing signage with three new monument signs and a post-style sign containing leasing information. Map 65-1 ((1)) 3C, 3D.

*Nov. 18* SE 2010-SU-012 - HEADQUARTERS 2 LLC - to permit construction of a 102,552 square foot hotel building (Hotel Suites) consisting of 130 rooms, a 65-seat restaurant, and 1,200 square feet of meeting space on 4.07 acres (in the northeast quadrant of the George Carter Way/Lee Road intersection) at The Ellipse at Westfields zoned I-5. Map 34-3 ((14)) part 2.

*Nov. 18* SE 2010-SU-013 - HEADQUARTERS 2 LLC - to permit construction of a 170,000 square foot 6-story hotel building (Hotel Suites) consisting of 210 rooms, a 125-seat restaurant, and 12,000 square feet of meeting space on 4.44 acres (at the terminus of George Carter Way on the west side of Sully Road) zoned I-5 within the industrial park known as The Ellipse at Westfields. Map 34-3 ((14)) 4.

*Nov. 18* FSA-Y98-26-1 - AT&T MOBILITY - to amend the previously-approved telecommunications application by adding three LTE antennas (for a total of nine panel antennas) on the roof of the existing 108-foot tall monopole (with one equipment cabinet placed within the existing compound) at 2750 Towerview Road. Map 24-2 ((1)) 12C.

*Nov. 18* 456A-Y93-3-2 - AT&T MOBILITY - to amend the previously-approved telecommunications application by adding three panel antennas to the existing 112-foot tall monopole (with no additional equipment cabinets) at 14518 Lee Road. Map 34-3 ((3)) B4.

*Dec. 2* FS-Y10-50 - NEW CINGULAR WIRELESS - to co-locate eleven panel antennas and eight screened equipment cabinets on the roof of the existing 74-foot tall Hampton Inn at 4050 Westfax Drive. Map 34-3 ((9)) 1.

*Dec. 2* FS-Y10-69 - VERIZON WIRELESS - to co-locate fifteen panel antennas on a 20-foot extension placed on the existing 100-foot tall treepole/monopole (with one equipment cabinet placed inside an enlarged fenced compound near the base of the treepole) on the grounds of the Community of Faith United Methodist Church at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*Dec. 2* FSA-41-2 - T-MOBILE - to amend the previously-approved telecommunications application by replacing three approved antennas with three new panel antennas and adding two new antennas on an existing 150-foot tall monopole (with one additional equipment cabinet placed inside a new fenced compound) at 5856 Old Centreville Road. Map 54-4 ((1)) 63.

*Dec. 2* FSA-Y02-22-1 - VERIZON WIRELESS - to amend the previously-approved telecommunications application by replacing twelve existing antennas with twelve new antennas, nine of which would increase from 4 to 6-feet in height, on an existing 155-foot tall lattice tower (with no additional equipment cabinets) on the site of the Luck Stone Quarry at 15950 Lee Highway. Map 64-1 ((1)) parts 17, 38.

*Dec. 2* FSA-Y09-99-1 - CLEARWIRE - to amend the previously-approved telecommunications application by relocating three existing dish antennas to the penthouse roof and adding three new panel antennas on the penthouse roof of the 87-foot tall Fair Oaks Hospital

## 2010 Sully District Actions

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building (with one additional equipment cabinet placed adjacent to the penthouse) at 3600 Joseph Siewick Drive. Map 45-2 ((1)) 41L.

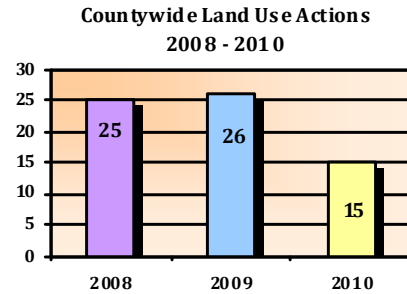
*Dec. 9* FS-Y10-70 – UPPER OCCOQUAN SEWAGE AUTHORITY – to permit the replacement of 1,039 linear feet of 30-inch diameter unlined sewer pipe (591 feet in the vicinity of Braddock Road and 448 feet on the north side of Old Lee Road) with 36-inch diameter corrosion-resistant pipe as part of the Cub Run Gravity Delivery System. Maps 43-4 ((1)) 9 and 43-2 ((1)) 3.

*Dec. 9* FS-Y10-67 – VERIZON WIRELESS – to co-locate 15 flush-mounted panel antennas and seven radio cabinets on the roof of an existing office building at 4800 Westfields Boulevard. Map 44-3 ((6)) 14E.



## 2010 Countywide Actions

There was a sharp decline in the number of countywide actions taken by the Planning Commission in 2010 as compared to the previous two years. As shown in the chart to the right, the Commission took action on 15 countywide land-use related applications, all of which were approved either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office.



### Items Approved

*January 21* CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by adding a new Sect. 2-423 to (1) place specific limitations on yards of lots that abut outlots that are contiguous to streets by requiring that the minimum distance between the principal structure on the building lot and the front street line on the outlot must be equal to or greater than the minimum required front yard of the district in which the building lot is located; (2) establish that the minimum yard dimension of the building lot that is abutting the outlot shall be equal to or greater than the applicable required yard for the district in which the building lot is located; (3) define an outlot shall be any lot (except as provided for under Sect. 2-405) that does not comply with the minimum lot width, lot area and/or shape factor requirements of the district in which located; or does not comply with the frontage provisions of the Subdivision Ordinance; and (4) establish that the Board of Supervisors may modify this requirement in conjunction with the approval of a rezoning or special exception when it is determined that such modification will have minimal adverse impacts on adjacent properties.

*February 4* S09-CW-2CP - COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan by 1) updating the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district (by adding up to four sites in any given district as recommended by the History Commission); and 2) revising the language in the Heritage Resources sections of the Dulles Suburban Center and Fairfax Center special planning areas to reflect the objectives and polices stipulated in the Heritage Resources section of the Policy Plan for identification, recordation, and protection and preservation where feasible.

*March 18* AUTHORIZATION FOR PUBLIC HEARINGS ON A POLICY PLAN AMENDMENT CONCERNING DISTURBANCES TO ENVIRONMENTAL QUALITY CORRIDORS – review of the recommendation from the Planning Commission’s Environment Committee that the Planning Commission recommend that the Board of Supervisors authorize public hearings on a Comprehensive Plan amendment to the Policy Plan concerning disturbances to Environmental Quality Corridors. (NOTE: See June 2 for S10-CW-1CP)

*March 31* CAPITAL IMPROVEMENT PROGRAM - review of the Capital Improvement Program for FY 2011-FY 2015 with Future Fiscal Years to 2020, in order to plan for immediate (within one year), near term (within two to three years), long term (within four to five years), and future (anticipated but not scheduled) projects involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services in the following seven functional areas: (1) public schools, to include new construction, renovation and building additions; (2) parks, (3) community improvements, (4) public safety and court facilities, (5) government facilities; (6) utility services, and (7) transportation and pedestrian initiatives.

*March 31* CODE AMENDMENTS – to amend Chapter 112 (Zoning Ordinance) by making the following editorial revisions: (1) revise Sect. 15-103 concerning nonconforming structures damaged or destroyed by a natural disaster or other act of God, by defining “act of God” and granting property owners whose properties are damaged by an accidental fire to have the same rights to rebuild their property as if damaged by an act of God; (2) replace the reference to the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services in the group residential facility

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definition with a reference to the Virginia Department of Behavioral Health and Developmental Services; (3) replace the reference to Sect. 2-409 regarding condominiums in Sect. 2-501 with a reference to Sect. 2-518; (4) replace the references to Chapter 67 (Sanitary Sewers and Sewage Disposal) and Chapter 68 (Individual Sewage Disposal Facilities) of the Fairfax County Code in Sections 2-503 and 7-808 with references to Chapters 67.1 and 68.1, respectively; (5) replaces the reference to Part 6 of Article 8 for kennels and animal shelters in Sect. 2-512 with a reference to Part 5 of Article 9; (6) revise the R-P and R-C District regulations to include a place of worship with a child care center as either a special permit or special exception consistent with existing provisions in Articles 8 and 9; (7) replace the reference to Par. 5 of Sect. 9-401 in Sect. 2-104 with a reference to Par. 6 of Sect. 9-401; (8) replace the reference to the Washington Metropolitan Area Transit Authority in Sect. 5-602 with a reference to electrically-powered regional rail transit facilities or regional non-rail transit facilities; (9) clarify Sect. 16-203 to state that amendments to a previously approved PRC plan shall be subject to Board of Supervisors approval in accordance with Sect. 16-203 governing PRC plan approval; and (10) replace references to the Fairfax-Falls Church Community Mental Health and Mental Retardation Services Board in Sect. 19-407 with a reference to the Fairfax-Falls Church Community Services Board.

*April 14* S09-CW-1CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan by adding a new section to the Policy Plan volume concerning visual and performing arts to include (1) an introduction; (2) language expressing the goal of the Board of Supervisors to support visual and performing arts; and (3) text establishing objectives and related policies to (a) support the display of arts in public places, private development and public-private ventures; (b) encourage investment in existing and new arts facilities; (c) support the provision of a variety of arts venues; and (d) address mitigation of new and renovated arts facilities on surrounding land uses, environment, transportation and public infrastructure.

*April 14* CODE AMENDMENT - to amend Chapter 112 (Zoning Ordinance) to allow the Board of Zoning Appeals (BZA) to reduce the minimum setback requirement for riding rings and structures associated with riding and boarding stables (in conjunction with special permit approval for a riding and boarding stable in the R-A, R-P, R-C, R-E, and R-1 Districts and in the PDH and PRC Districts when not shown on an approved development plan) from 100 feet from any lot line to as low as 0 feet and to reduce the minimum required distance between parking and loading spaces for riding and boarding stables and any adjoining residentially zoned property from 50 feet to as low as 0 feet when the applicant has demonstrated to the satisfaction of the BZA that such setback is not necessary to minimize any adverse impacts on adjacent properties due to one or more of the following: (A) specific operational characteristics of the riding and boarding stable such as the limits on the number of horses, students, and employees; use of outdoor lighting and public address systems; hours of operations; number and frequency of special events; and amount and type of outdoor activity; and/or (B) conditions which adequately buffer adjacent properties from the riding and boarding stable, which may include but are not limited to: topography, vegetation, location and/or orientation of on-site structures, proximity of adjacent dwelling units, development of adjacent properties with non-residential uses, and/or existence of roads and/or major utilities.

*April 14* 2010 ZONING ORDINANCE WORK PROGRAM - review and modification of the proposed 2010 Zoning Ordinance Amendment work program, submitted by the Zoning Administration Branch of the Department of Planning & Zoning, consisting of a prioritized list of pending proposed amendments to the Zoning Ordinance as follows: 27 Priority-1 items and 57 Priority-2 items.

*May 27* ST 05-CW-1CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for approximately 2100 acres of land, south of the Dulles Airport Access Road in the vicinity of Leesburg Pike, Route 123, and the Capital Beltway (known as the Tysons Corner Urban Center) by adopting a vision and implementation approach, area-wide recommendations for land use, transportation, environmental stewardship, public facilities, and urban design and establishing

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recommendations for the four new Metrorail station areas that are part of Metrorail's Silver Line (Tysons East, Tysons Central 123, Tysons Central 7, and Tysons West) referred to as Transit-Oriented Development areas. For a detailed description of the proposed amendment, link to <http://www.fairfaxcounty.gov/dpz/tysonscorner/>

*May 27* CODE AMENDMENT – to amend Chapter 112 (Zoning Ordinance) by establishing a new Planned Tysons Corner Urban District. A detailed description of the amendment (adopted by the Board of Supervisors on June 22, 2010) is available at: <http://www.fairfaxcounty.gov/dpz/zoningordinance/adopted/zo10423.pdf>

*June 2* S10-CW-1CP – COMPREHENSIVE PLAN AMENDMENT – to amend Policy Plan with regard to disturbances to Environmental Quality Corridors (EQCs) as follows: 1) delete text linking the EQC policy to ecological resource conservation; 2) revise text relating to the purposes of EQCs; 3) revise text relating to modifications of EQC boundaries to relate these modifications to the EQC purposes; 4) change references to “intrusions” to “disturbances;” 5) establish that some disturbances to EQCs that serve a public purpose may be appropriate; 6) add text to establish policy regarding disturbances to EQCs for access roads; 7) add text supporting restoration of disturbed EQC areas to the greatest extent possible for certain disturbances; 8) address the provision of stormwater management facilities in EQCs; 9) add text encouraging a range of restoration, stabilization, replanting and other enhancement efforts in EQCs; and 10) add text establishing that other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit, and that there should be net benefits relating to most, if not all, of the EQC purposes that are applicable to the proposed disturbances.

*June 23* ST10-CW-2CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for the Annandale Community Business Center (200 acres along Little River Turnpike and Columbia Pike between Heritage Drive and Hummer Road to the west and Evergreen Lane to the east in the Braddock and Mason Districts) to promote revitalization by providing greater development flexibility for a variety of uses in lieu of single land use categories and by utilizing building form and height to guide development potential as follows: 2.37 million square feet of office uses; 1.83 million square feet of retail use; 2.71 million square feet of residential uses; and 200,000 square feet of other uses including public and civic uses.

*June 30* CODE AMENDMENTS – to amend Chapter 112 (Zoning Ordinance) and the Public Facilities Manual (PFM) by including reference to a new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) to: 1) specify certain administrative responsibilities of the Director of the Department of Public Works & Environmental Services with respect to the National Flood Insurance Program (NFIP); 2) revise existing use limitations and add new use limitations for construction in floodplains for consistency with NFIP requirements; 3) incorporate a specific reference to the new FIS and FIRM and define major floodplain in the existing floodplain definition; 4) incorporate requirements related to notification of FEMA for changes in base flood elevations; 5) incorporate requirements regarding elevation of new and improved dwellings and additions, elevation certificates, compliance with the Virginia Uniform Statewide Building Code and obtaining applicable federal and state permits, and recreational vehicles in floodplains; 6) add definitions specific to NFIP requirements and clarify usage of these definitions with respect to certain existing definitions; 7) replace a reference to the Virginia Department of Environmental Quality in the PFM with a reference to the Virginia Department of Conservation and Recreation (DCR); 8) clarify that notification to FEMA and DCR of major alterations of natural channels is required for FEMA designated floodplains only.; and 9) delete references to certain sheets in the 1966 USGS floodplain study for segments of the adopted floodplains in Cameron Run that have been superseded by newer information in the FIS and FIRM.

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*Oct. 20* CODE AMENDMENTS - to amend Chapter 122 (Tree Conservation Ordinance) to clarify that minor land disturbing activities are not subject to the tree conservation canopy requirements and to amend the Public Facilities Manual regarding plan submission requirements, technical standards/specifications, and onsite practices that support the conservation of trees during land development.

*Nov. 3* CODE AMENDMENT - to amend Chapter 112 (Zoning Ordinance) to revise the filing fee for an appeal of a determination of the Zoning Administrator or of a proffered condition from \$2,455 to an amount ranging from \$500 to \$1,000. (*NOTE: The Planning Commission recommended a fee of \$600.*)

## **Acknowledgements**

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