

May 2017

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 No PC Meeting	4 View Agenda <i>Land Use Process Review Committee</i>	5	6
7	8	9	10 No PC Meeting	11 Meeting Cancelled	12	13
14	15	16	17 No PC Meeting	18 View Agenda	19	20
21	22	23	24 No PC Meeting	25 View Agenda <i>Land Use Process Review Committee</i>	26	27
28	29 <i>Memorial Day County Holiday</i>	30	31		26	27

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, May 4, 2017

Posted: 5/4/17
Revised: 5/5/17

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

COMMITTEE MEETINGS

The Land Use Process Review Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

2232-P17-8 – AT&T Mobility - 8400 Westpark Drive, ROW, McLean, VA 22102 (Deadline: 7/16/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
Fairfax Forward Process (Countywide)	<u>FAIRFAX FORWARD COMPREHENSIVE PLANNING PROCESS-PROPOSED MODIFICATIONS</u> – To consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The review of the Comprehensive Plan is organized through a Plan Amendment Work Program that schedules activity center, neighborhood, and countywide policy amendments, and any additional amendments that are authorized by the Board of Supervisors. The current work program was adopted in July 2013. The proposed changes to the planning process would add a regular cycle for proposing Plan amendments on specific properties, referred to as site-specific plan amendments. Nominations for site-specific plan amendments would be accepted once every four years and reviewed in coordination with a community task force. Updates to the current work program are also proposed.	B. Suchicital	D/O TO 5/18/17 (P/H from 4/19/17)
RZ/FDP 2016-MA-026 (Mason)	<u>STANLEY MARTIN COMPANIES, LLC</u> – Appls. to rezone from R-3 to PDH-16 and HC to permit residential development and waiver of minimum district size with an overall density of 13.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Powell Ln. approx. 100 ft. S. of its intersection with Columbia Pike on approx. 15,483 sq. ft. of land. Comp. Plan Rec: Residential 16-20 du/ac. Tax Map 61-4 ((4)) B2. (Concurrent with PCA/FDPA 2000-MA-055).	H. Eddy	APPROVAL REC (P/H from 4/26/17) (from 4/20/17) (from 4/5/17)
PCA/FDPA 2000-MA-055 (Mason)	<u>STANLEY MARTIN COMPANIES, LLC</u> – Appls. to amend the proffers, conceptual and final development plans for RZ 2000-MA-055 previously approved for residential single family attached dwellings to modify site and development conditions and associated modifications to proffers and site design at a density of 11.67 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Columbia Pike and Powell Ln. on approx. 4.19 ac. of land zoned PDH-12 and HC. Comp. Plan Rec: Residential 16-20 dc/ac. Tax Map 61-4 ((52)) 1-45, 46A-49A and A1. (Concurrent with RZ/FDP 2016-MA-026).	H. Eddy	APPROVAL REC (P/H from 4/26/17) (from 4/20/17) (from 4/5/17)

FAIRFAX COUNTY PLANNING COMMISSION

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Thursday, May 4, 2017

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2010-HM-008</u> <i>(Hunter Mill)</i>	<u>WIEHLE AVENUE APARTMENTS, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-HM-008. Located in the S.E. quadrant of the intersection of Metro Center Dr. and Sunset Hills Rd. on approx. 3.58 ac. of land zoned PRM. Tax Map 17-4 ((19)) A.	J. Rodenbeck	APPROVED
<u>SE 2017-DR-002</u> <i>(Dranesville)</i>	<u>BDC DULLES CORPORATE, LLC</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations to permit an increase in sign area. Located at 13755 Sunrise Valley Dr., Herndon, 20171 on approx. 3.80 ac. of land zoned C-3. Tax Map 15-2 ((1)) 14.	D. Creed	APPROVAL REC <i>(from 5/18/17)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, May, 11, 2017

Posted: 3/31/17
Revised: 5/5/17

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

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

MEETING CANCELLED

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

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA/FDPA 82-S-077-04/PCA/FDPA 94-Y-020 (Sully)	Arden Courts of Centreville VA, LLC (E. side of Centreville Road near Bradenton Drive) <i>Modify site and conditions</i>	S. Williams	P/H to 6/29/17 (from 4/20/17)
SEA 99-P-046-02 (Providence)	Flint Hill School (10900, 10824, 10816 Oakton Road and 3400, 3320, 3310, 3308, 3300, 3408 Jermantown Road, Oakton, VA 22124) <i>(Allow modifications to site)</i>	K. Posusney	P/H to 7/19/17 (from 3/23/17 from 2/8/17)
PCA 2002-LE-005 (Lee)	ALWADI LLC (N. side of Richmond Highway near Martha Street) <i>(Modify site conditions and proffers)</i>	H. Ellis	P/H to 7/13/17 (from 4/20/17)
RZ/FDP 2016-PR-012 (Providence)	Sekas Homes, Ltd. S. side of Arlington Blvd; W. of intersection with Barley Drive) <i>(R-1 to PDH-1; residential)</i>	S. Gardner	P/H to 5/18/17 (from 3/29/17 from 1/18/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 18, 2017

Posted: 5/18/17
Revised: 5/19/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

FS-Y17-14 – Verizon - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17)

2232-P17-8 – AT&T Mobility - 8400 Westpark Drive, (ROW), McLean, VA 22102 (Deadline: 7/16/2017) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Fairfax Forward Process</u> (Countywide)	<u>FAIRFAX FORWARD COMPREHENSIVE PLANNING PROCESS-PROPOSED MODIFICATIONS</u> – To consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The review of the Comprehensive Plan is organized through a Plan Amendment Work Program that schedules activity center, neighborhood, and countywide policy amendments, and any additional amendments that are authorized by the Board of Supervisors. The current work program was adopted in July 2013. The proposed changes to the planning process would add a regular cycle for proposing Plan amendments on specific properties, referred to as site-specific plan amendments. Nominations for site-specific plan amendments would be accepted once every four years and reviewed in coordination with a community task force. Updates to the current work program are also proposed.	B. Suchicital	ADOPTION REC (D/O from 5/4/17) (P/H from 4/19/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2012-DR-016</u> (Dranesville)	<u>WF DULLES STATION, LLC</u> – Appl. under Sects. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2012-DR-016. Located 930 ft. S. of the intersection of Sunrise Valley Dr. and Sayward Blvd., N.W. of Carta Way and Sayward Blvd. on approx. 3.76 ac. of land zoned PRM. Tax Map 15-4 ((5)) 5A1.	W. O'Donnell	APPROVED
<u>AR 83-D-005-04</u> (Dranesville)	<u>9600 ARNON CHAPEL, LLC</u> – Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 9600 Arnon Chapel Rd., Great Falls, 22066 on approx. 27.82 ac. of land zoned R E. Tax Map 8-3 ((1)) 53Z1 and 54Z1.	M. Lynskey	APPROVAL REC (from 4/26/17)
<u>RZ/FDP 2016-PR-012</u> (Providence)	<u>SEKAS HOMES, LTD.</u> – Appls. to rezone from R-1 to PDH-1 to permit residential with an overall density of 0.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located S. Side of Arlington Blvd. approx. 430 ft. W. of its intersection with Barkley Dr. on approx. 26.98 ac. of land. Comp. Plan Rec: Residential Use 0.5-1 du/ac. Tax Map 48-4 ((01)) 42A.	S. Gardner	D/O TO 5/25/17 (from 5/11/17) (from 3/29/17) (from 1/18/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 18, 2017

*Posted: 5/18/17
Revised: 5/19/17*

KEY
P/H – Public Hearing
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RZ/FDP 2016-HM-005
(Hunter Mill)

1831 MICHAEL FARADAY, LLC – Appls. to rezone from I-4 to PRM to permit residential development with an option for 10,000 sq. ft. of non-residential uses at an intensity of 1.75 Floor Area Ratio (FAR) and approval of the conceptual and final development plans. Located on the E. side of Michael Faraday Dr. approx. 570 ft. S. of Sunset Hills Rd. on approx. 3.85 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 18-3 ((6)) 6.

J. Gorney

P/H TO 6/15/17
(from 3/15/17)
(from 1/11/17)
(from 10/26/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 25, 2017

Posted: 5/25/17
Revised: 5/26/17

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

COMMITTEE MEETINGS

The Land Use Process Review Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

FS-Y17-14 – Verizon Wireless - 6335 Multiplex Drive, Centreville, VA 20121 (Deadline: 7/3/17)
2232-H17-1 – AT&T Mobility - 8411 Leesburg Pike, Vienna, VA 22182 (Deadline: 8/13/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2016-PR-012</u> (Providence)	<u>SEKAS HOMES, LTD.</u> – Appls. to rezone from R-1 to PDH-1 to permit residential with an overall density of 0.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located S. Side of Arlington Blvd. approx. 430 ft. W. of its intersection with Barkley Dr. on approx. 26.98 ac. of land. Comp. Plan Rec: Residential Use 0.5-1 du/ac. Tax Map 48-4 ((01)) 42A.	S. Gardner	D/O TO 6/15/17 (P/H from 5/18/17) (from 5/11/17) (from 3/29/17) (from 1/18/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP 2011-PR-005-02</u> (Providence)	<u>LMV TYSONS HOLDINGS, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-005. Located on the Northern quadrant of the intersection of Route 7 and Route 123 on approx. 42,214 sq. ft. of land zoned PTC, SC, and HC. Tax Map 29-3 ((1)) 76B.	B. Katai	APPROVED
<u>SEA 84-V-034</u> (Mount Vernon)	<u>HUNTWOOD, LLC</u> – Appl. under Sects. 2-904, 9-014 and 9-606 of the Zoning Ordinance to amend SE 84-V-034 previously approved for fill in the floodplain to modify development conditions. Located at 5845 Richmond Hwy., Alexandria, 22303 on approx. 4.48 ac. of land zoned C-8, CRD and HC. Tax Map 83-4 ((1)) 8, 10 and 11. (Concurrent with SEA 84-V-035-02).	H. Ellis	APPROVAL REC
<u>SEA 84-V-035-02</u> (Mount Vernon)	<u>HUNTWOOD, LLC</u> – Appl. under Sects. 9-014 and 9-622 of the Zoning Ordinance to amend SE 84-V-035 previously approved for an increase in building height to permit modifications to development conditions. Located at 5845 Richmond Hwy., Alexandria, 22303 on approx. 4.48 ac. of land zoned C-8, CRD and HC. Tax Map 83-4 ((1)) 8, 10 and 11. (Concurrent with SEA 84-V-035).	H. Ellis	APPROVAL REC
<u>FDPA 87-C-060-19</u> (Hunter Mill)	<u>ANTHONY J. DEGREGORIO TR & CLAUDIA M. DEGREGORIO TR</u> – Appl. to amend the final development plans for FDP 87-D-060 to permit an addition 12.7 ft. from rear lot line and 3.9 ft. from side lot line and associated changes to development conditions. Located on the S. side of Stable Brook Way approx. 0.04 mile from Iron Forge Rd. on approx. 8,949 sq. ft. of land zoned. Tax Map 25-1 ((14)) (6) 35.	H. Ellis	DEFER P/H TO 6/29/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 25, 2017

Posted: 5/25/17
Revised: 5/26/17

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

Z.O. Amendment
(Countywide)
(Hedetniemi)

Planned Development District Recreational Facilities

Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Increase the minimum per dwelling unit expenditure for recreational facilities from \$1,800 to \$1,900 in the PDH Planned Development Housing District (Par. 2 of Sect. 6-110), PDC Planned Development Commercial District (Par. 2 of Sect. 6-209), PRM Planned Residential Mixed Use District (Par. 2 of Sect. 6-409) and the PTC Planned Tysons Corner Urban District (Par. 2 of 6-508). [Note: advertised to allow the Board to consider and approve any expenditure within the range of \$1,800 to \$1,900.]

C. Bishop

ADOPTION REC