

November 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 Workshop <i>Zoning Ordinance Amendment Short-Term Rentals 7:00-9:00 p.m.</i>	2 View Agenda <i>Schools Committee</i>	3	4
5	6	7	8 No PC Meeting	9 View Agenda <i>Environment Committee</i>	10	11
12	13	14	15 No PC Meeting	16 View Agenda	17	18
19	20	21	22 No PC Meeting	23 THANKSGIVING DAY COUNTY CLOSED	24 COUNTY CLOSED	25
26	27	28	29 No PC Meeting	30 View Agenda		

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

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, November 1, 2017

*Posted: 10/30/17
Revised: 10/31/17*

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.

Planning Commission Workshop
Regarding Short Term Lodging (Rentals)

Wednesday, November 1, 2017 – 7:00-9:00 PM

Board Auditorium at the Government Center
12000 Government Center Parkway, Fairfax

1. Staff presentation of the strawman of provisions (Approx. 15 minutes)
2. Planning Commission question, answer and discussion (Approx. 75 minutes)
3. Comments from the public (Approx. 30 minutes)*
4. Adjourn at 9:00 PM

*All speakers will be allotted 2 minutes to speak as time allows

Enclosed Documents:

1. [Strawman Draft of Provisions](#)
2. [Survey Results](#)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 2, 2017

Posted: 11/2/17
 Revised: 11/7/17

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

COMMITTEE MEETINGS

The Schools Committee met in the Board Room at 7:00 p.m.

FEATURES SHOWN

None at this time

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA C-696-11/</u> <u>CDPA C-696-02</u> (Dranesville)	<u>HOUSTON OFFICE PARTNERS, LP AND DSVO DULLES LP</u> – Appls. to amend the proffers and the conceptual development plan for RZ C-696, previously approved for a commercial development. Located on the E. and W. side of and part of Dulles Station Blvd. approx. 245 ft. S. of its intersection with Sunrise Valley Dr. on approx. 7.33 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((5)) 8A (pt.), 16-1 ((25)) 1B1, 6B1 (pt.), 6D (pt.). (Concurrent with FDPA –C-696-04).	C. Gresham	APPROVAL REC (from 9/13/17)
<u>FDPA-C-696-04</u> (Dranesville)	<u>HOUSTON OFFICE PARTNERS LP AND DSVO DULLES LP</u> - Appl. to amend the final development plans for RZ C-696 to permit site modifications and associated changes to development conditions. Located on the E. side and part of Dulles Station Blvd. approx. 245 ft. S. of its intersection with Sunrise Valley Dr. on approx. 4.51 ac. of land zoned PDC. Dranesville District. Tax Map 15-4 ((5)) 8A (pt.), 16-1 ((25)) 1B1. (Concurrent with PCA –C-696-11 and CDPA –C-696-02).	C. Gresham	APPROVED (from 9/13/17)
<u>PA 2016-CW-4CP</u> (Sargeant) (Countywide)	<u>COMPREHENSIVE PLAN AMENDMENT (OFFICE BUILDING REPURPOSING)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns a countywide policy plan amendment that sets forth new policy recommendations for the repurposing of vacant office buildings to an alternative land use not envisioned under the Comprehensive Plan. Performance criteria would apply.	S. Fisher	D/O TO 11/16/17 (from 10/26/17) (from 9/28/17)
<u>SEA 89-C-047-02</u> (Sully)	<u>CM & DOM, LLC</u> – Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 89-C-047 previously approved for a drive-in bank to permit a fast food restaurant with a drive-thru and associated modifications to site design and development conditions. Located at 3035 Centreville Rd., Herndon, 20171 on approx. 1.78 ac. of land zoned C-6. Tax Map 24-4 ((5)) 3.	S. Williams	APPROVAL REC (from 9/28/17)
<u>SE 2017-SP-018</u> (Springfield)	<u>CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS</u> – Appl. under Sects. 2-514, 3-304, 9-104 and 9-105 of the Zoning Ordinance to permit a telecommunications facility (monopole). Located at 4515 Stringfellow Rd., Chantilly, 20151 on approx. 12.50 ac. of land zoned R-3 and WS. Tax Map 45-3 ((1)) 10. (Concurrent with 2232-S17-25).	J. Buono	APPROVAL REC (from 10/26/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, November 2, 2017

Posted: 11/2/17
Revised: 11/7/17

KEY
P/H – Public Hearing
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2232-S17-25
(Springfield)

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS –
Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia*
to permit a telecommunications facility (monopole). Located at 4515
Stringfellow Rd., Chantilly, 20151 on approx. 12.50 ac. of land zoned
R-3 and WS. Tax Map 45-3 ((1)) 10. (Concurrent with SE 2017-SP-
018).

J. Buono

APPROVED
(from 10/26/17)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, November 9, 2017

Posted: 11/9/17
Revised: 11/13/17

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

COMMITTEE MEETINGS

The Environment Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

2232-YI7-38 – Verizon, 13857 McLearen Drive, Herndon, VA 20723 (Deadline: 1/15/18)

FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/2018)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Hart) (Countywide)	<u>ARTICLES 8, 9, 16, 18 AND 20 – MINOR MODIFICATIONS TO APPROVED ZONINGS AND OTHER RELATED CHANGES</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Revises Sections 8-004, 9-004, 16-203, 16-403, and 18-204 to revise existing text for simplicity and clarity, and to give the Zoning Administrator additional authority to allow minor modifications to approved rezonings, special exceptions, special permits, PRC plans, and final development plans in the following areas: (1) allow modifications to building setbacks up to 10%; (2) allow increases in building height up to 10 feet and in percentages of rooftop coverage for solar collectors and other innovative energy and environmental technologies; (3) allow changes to typeface and color of approved signage; (4) increase amount of floor area permitted for minor building additions to include cellar space and limited to the greater of 500 square feet or 5% of the approved floor area up to 2500 square feet for developments no larger than 250,000 square feet, or 1% of the approved floor area for developments of more than 250,000 square feet; and (5) clarify that minor building additions may not exceed the proffered density or FAR; and revises these sections to identify circumstances in which minor modifications will not be allowed. Establishes a new procedure in Section 18-204 for Board of Supervisors approval, without a public hearing, of minor variations to proffered conditions in the following circumstances: (1) addition or modification of uses not otherwise prohibited; (2) additional building height; (3) modifications to yard dimensions and building setbacks; (4) modification or deletion of local community or homeowner association recreation facilities; (5) change in circumstances related to provision of services or new technologies where the proffer is ineffective or no longer relevant; and (6) changes to architecture, building features, or materials. The revised text requires that requests for minor variations be subject to the notice requirements set forth in § 15.2 2204 of the <i>Code of Virginia</i> . 1) Reorganizes and makes editorial revisions for simplicity and clarity to Sections 18 201, 202, and 203 related to initiation of amendments, submission requirements for applications for amendments to the zoning map (rezonings) and generalized development plan regulations. 2) Revises Sections 16 202, 16 401, and 18 204 regarding the circumstances in which a partial amendment can be filed. The revised	B. Byron K. Guinaw	ADOPTION REC (P/H from 10/26/17)

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text eliminates the requirement for a determination by the Zoning Administrator that a proposed partial amendment would not adversely impact the remainder of the property subject to proffered conditions prior to the acceptance of a partial amendment and allows the Board of Supervisors to consider whether a request for a partial amendment would have an adverse impact on the remainder of the property.

3) Revises the definition of gross floor area in Article 20 to exclude an increase in floor space incidental to the replacement of an existing building facade. Revises Article 20, Part 2, Interpretations, to add a paragraph that says an amendment to the zoning map is also referenced as a rezoning.

4) Pursuant to *Virginia Code* §§ 15.2-107 and -2286(A)(6), revises Section 18 106 to establish a minimum fee of \$520 for a minor variation request.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA/FDPA 2003-SU-035-03</u> (Sully)	<u>DD SOUTH RETAIL, LLC</u> – Appls. to amend the proffers, conditions and final development plan for RZ 2003-SU-035 previously approved for mixed use development to permit a commercial/retail, drive-in bank or fast food restaurant with a drive through and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .12. Located on the N. side of Historic Sully Way approx. 400 ft. W. of its intersection with Air and Space Museum Pwky. on approx. 1.10 ac. of land zoned PDC, WS, and HD. Comp. Plan Rec: mixed use. Tax Map 34-2 ((1)) 1D. (Concurrent with SE 2017-SU-015).	K. Atkinson	APPROVAL REC (from 11/2/17)
<u>SE 2017-SU-015</u> (Sully)	<u>DD SOUTH RETAIL, LLC</u> – Appl. under Sect. 6-205 of the Zoning Ordinance to permit a fast food restaurant with a drive through. Located at 3456 Historic Sully Way, Chantilly, 20151 on approx. 1.10 ac. of land zoned PDC, WS, and HD. Tax Map 34-2 ((1)) 1D. (Concurrent with PCA/FDPA 2003-SU-035-03).	K. Atkinson	APPROVAL REC (from 11/2/17)
<u>SE 2017-SU-020</u> (Sully)	<u>MILESTONE LIMITED PARTNERSHIP III; CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS</u> – Appl. under Sects. 2-514, 3-C04, 9-104, 9-105 and 10-104 of the Zoning Ordinance to permit a telecommunications facility (monopole) and increase in fence height. Located at 6309T Bull Run Post Office Rd., Centreville, 20120 on approx. 8.43 ac. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11E1.	D. Hansen	APPROVAL REC
<u>2232-Y17-34</u> (Sully)	<u>MILESTONE LIMITED PARTNERSHIP III; CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility (monopole). Located at 6309T Bull Run Post Office Rd., Centreville, 20120 on approx. 8.43 ac. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11E1. (Concurrent with SE 2017-SU-020).	D. Hansen	APPROVED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 16, 2017

Posted: 11/16/17
 Revised: 11/17/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

- FS-P17-37** – Verizon, 1766 Chain Bridge Road, McLean, VA 21046 (Deadline 1/8/2018) – **CONCUR**
2232-Y17-38 – Verizon, 13857 McLearen Drive, Herndon, VA 20723 (Deadline: 1/15/18)
FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PA 2016-CW-4CP</u> (Sargeant) (Countywide)	<u>COMPREHENSIVE PLAN AMENDMENT (OFFICE BUILDING REPURPOSING)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. This Amendment concerns a countywide policy plan amendment that sets forth new policy recommendations for the repurposing of vacant office buildings to an alternative land use not envisioned under the Comprehensive Plan. Performance criteria would apply.	S. Fisher	ADOPTION REC (P/H from 11/2/17) (from 10/26/17) (from 9/28/17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-SP-017</u> (Springfield)	<u>SHELTER DEVELOPMENT, LLC</u> – Appls. to rezone from R-1 and WS to PDH-4 and WS to permit an independent/assisted living facility with accessory nursing facilities with an overall Floor Area Ratio (FAR) of .21 and approval of the conceptual and final development plans. Located on the S. side of Lee Hwy. approx. 450 ft. W. of its intersection with Summit Dr. on approx. 6.07 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 55-4 ((1)) 30 and 31.	K. Atkinson	APPROVAL REC
<u>CSPA 2006-SU-025</u> (Sully)	<u>COMMONWEALTH REGENCY, LLC</u> – Appl. Appl. under Sect(s). 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2006-SU-025 to permit sign modifications. Located in the N. E. quadrant of the intersection of Newbrook Dr. and Westfields Blvd., approx. 1250 ft. E. of its intersection with Route 28 on approx. 100.75 ac. of land zoned PDC and WS. Tax Map 44-1 ((1)) 6, 6B, 6C, 6D, 6F and 6G.	W. O'Donnell	APPROVED
AR 84-V-007-04 (Mount Vernon)	EDH ASSOCIATES, LTD. – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously- approved local agricultural and forestal district. Located on the W. side of Belmont Blvd. at the terminus of Gunston Dr. on approx. 114.99 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after November 16, 2017 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 113-4 ((1)) 27Z.	M. Lynskey	P/H TO 1/11/18

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<p><u>CSP 81-D-024</u> <i>(Providence)</i></p>	<p><u>TYSONS EXECUTIVE HOLDINGS, LLC</u> – Appl. under Sect(s). 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 81-D-024. Located in the N.W. quadrant of the intersection of the Capital Beltway and Leesburg Pike, W. side of Magarity Rd. and E. side of Corporate Ridge on approx. 6.46 ac. of land zoned PDC and HC. Tax Map 39-2 ((1)) 62A.</p>	<p>C. Gresham</p>	<p>APPROVED <i>(from 10/5/17)</i> <i>(from 7/27/17)</i></p>
<p>PCA 2002-HM-043-03/CDPA 2002-HM-043-02/FDPA 2002-HM-043-05 <i>(Dranesville)</i></p>	<p>ARROWBROOK CENTRE, LLC – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 2002-HM-043, previously approved for mixed-use development to permit site modifications and associated modifications to proffers and site design at a density of 31.95 dwelling units per acre (du/ac). Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 4.44 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 1 (pt.), 2 (pt.), 7 (pt.) and 10 (pt.). (Concurrent with FDPA 2002-HM-043-04).</p>	<p>S. Williams</p>	<p>P/H TO 1/11/18 <i>(from 12/7/17)</i></p>
<p>FDPA 2002-HM-043-04 <i>(Dranesville)</i></p>	<p>ARROWBROOK CENTRE, LLC – Appl. to amend the final development plan for RZ 2002-HM-043 to permit site modifications and associated changes to development conditions. Located on the W. side of Centreville Rd., N. of Arrowbrook Dr., S. of the Dulles Airport Access Rd., on approx. 3.04 ac. of land zoned PDC. Comp. Plan Rec: mixed use. Tax Map 16-3((20)) 2 (pt.), 4 (pt.), 7 (pt.) and 16-3 ((20)) (1) D (pt.). (Concurrent with PCA 2002-HM-043, CDPA 2002-HM-043-02 and FDPA 2002-HM-043-05).</p>	<p>S. Williams</p>	<p>P/H TO 1/11/18 <i>(from 12/7/17)</i></p>
<p><u>SE 2017-LE-026</u> <i>(Lee)</i></p>	<p><u>SHEEHY AUTO STORES, INC.</u> – Appl. under Sects. 4-704, 4-804 and 9-612 of the Zoning Ordinance to permit continuation of previously approved vehicle sale, rental and ancillary service establishment and temporary parking to permit car wash, site modifications and waiver of open space requirements. Located at 6727 Loisdale Rd. on approx. 6.65 ac. of land zoned C-7, C-8, SC and HC. Tax Map 90-2 ((1)) 51A, 53, 54, 55 and 57D.</p>	<p>D. Creed</p>	<p>APPROVAL REC <i>(from 10/12/17)</i> <i>(from 10/5/17)</i></p>
<p>AA 2012-SU-001 <i>(Sully)</i></p>	<p>JON & KIM HICKOX – A&F District Amendment Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit an amendment of a previously approved agricultural and forestal district to add approx. 60 ac. of land area. Located at 6780 Bull Run Post Office and 15950 Lee Hwy., Centreville, 20120, on approx. 81.0 ac. of land zoned R-C, HD, and WS. Tax Map 64-1 ((4)) 7 Z and 64-1 ((7)) A.</p>	<p>M. Lynskey</p>	<p>P/H TO 11/30/17 <i>(from defer indef.)</i> <i>(from 3/10/16)</i> <i>(from 2/25/16)</i> <i>(from 1/28/16)</i></p>
<p><u>Plan Amendment</u> <i>(Dranesville)</i> <i>(Hunter Mill)</i></p>	<p><u>Plan Amendment 2017-III-R1</u> concerns the Reston Transit Station Areas, and is further described as the areas located along both sides of the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267) from Hunter Mill Road on the east and Centreville Road on the west. The Amendment is intended to restore language regarding noise impacts language that was omitted from the Plan during Phase II of the Reston Master Plan Special Study. This language was adopted during Phase I of the study. This Plan Amendment is noted as editorial and no changes are proposed to the original adopted language. Copies of the staff report for this proposed Plan amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg.,</p>	<p>J. Bell</p>	<p>ADOPTION REC</p>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 16, 2017

Posted: 11/16/17
Revised: 11/17/17

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12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at, two weeks prior to the public hearing. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 30, 2017

Posted: 11/30/17
 Revised: 12/1/17

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

COMMITTEE MEETINGS

None at this time

FEATURES SHOWN

- 2232-Y17-38** – Verizon, 13857 McLearen Drive, Herndon, VA 20723 (Deadline: 1/15/18) - **CONCUR**
FS-M17-36 – T-Mobile, 6166 Leesburg Pike, Falls Church, VA 22103 (Deadline: 1/15/18)
2232-Y17-40 – T-Mobile, 3903 Fair Ridge Drive, Fairfax, VA 22033 (Deadline: 1/23/18)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-SU-011</u> (Sully)	<u>DD SOUTH 5, LC</u> – Appls. to rezone from PDC, I-5, HD and WS to PDC, HD and WS to permit site modifications related to office use at an overall Floor Area Ratio (FAR) of 0.49 and approval of the conceptual and final development plan. Located in the S.E. quadrant of the intersection of Sully Rd. and Air and Space Museum Pkwy., W. of Centreville Rd. on approx. 77.31 ac. of land. Comp. Plan Rec: mixed use up to 0.35 FAR. Tax Map 34-2 ((1)) 2C1, 2D1, 2E, 3C1 and 6.	K. Atkinson	APPROVAL REC (from 10/12/17)
<u>AA 2012-SU-001 Addendum</u> (Sully)	<u>JON & KIM HICKOX</u> – A&F District Amendment Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit an amendment of a previously approved agricultural and forestal district to add approx. 60 ac. of land area. Located at 6780 Bull Run Post Office and 15950 Lee Hwy., Centreville, 20120, on approx. 81.0 ac. of land zoned R-C, HD, and WS. Tax Map 64-1 ((4)) 7 Z and 64-1 ((7)) A.	M. Lynskey	APPROVAL REC (from 11/16/17) (from defer indef.) (from 3/10/16) (from 2/25/16) (from 1/28/16)
PCA 87-C-060-13/ FDPA 87-C-060-18-02 (Hunter Mill)	<u>MCNAIR SENIORS APARTMENTS, LP</u> – Appls. to amend the proffers, conceptual and final development plans for RZ 87-C-060 previously approved for housing for the elderly to permit an independent living facility and associated modifications to proffers and conditions at a density of 46.95 dwelling units per acre (du/ac). Located on the N. side of Coppermine Rd. approx. 250 ft. E. of its intersection with Centreville Rd. on approx. 3.12 ac. of land zoned PDH-16. Comp. Plan Rec: Mixed Uses. Tax Map 16-3 ((1)) 38D.	J. Rodenbeck	P/H TO 1/11/18 (from 10/12/17) (from 9/14/17)
<u>PRC C-378</u> (Hunter Mill)	<u>KENSINGTON SENIOR DEVELOPMENT, LLC</u> – Appl. to approve the PRC plan associated with RZ –C-378 to permit a medical care facility (assisted living). Located at 11501 Sunrise Valley Dr., Reston, 20191 on approx. 1.8 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community- Retail and Public Facilities. Tax Map 17-4 ((17)) 1C. (Concurrent with SE 2016-HM-024).	H. Ellis	D/O TO 12/7/17 (from 9/27/17) (from 7/19/17)
<u>SE 2016-HM-024</u> (Hunter Mill)	<u>KENSINGTON SENIOR DEVELOPMENT, LLC</u> – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a medical care facility (assisted living). Located at 11501 Sunrise Valley Dr., Reston, 20191 on approx. 1.8 ac. of land zoned PRC. Tax Map 17-4 ((17)) 1C. (Concurrent with PRC-C-378).	H. Ellis	D/O TO 12/7/17 (from 9/27/17) (from 7/19/17)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 30, 2017

Posted: 11/30/17
Revised: 12/1/17

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<u>SE 2017-MV-024</u> (Mount Vernon)	<u>FABIOLA SALINAS</u> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8471 Summer Breeze Ln., Springfield, 22153 on approx. 6,272 sq. ft. of land zoned PDH-3. Tax Map 98-1 ((4)) 338.	H. Ellis	APPROVAL REC
<u>FDPA 2011-PR-017</u> (Providence)	<u>MCLEAN PHASE I L/CAL, LLC</u> – Appl. to amend the final development plans for RZ 2011-PR-017 to permit a hotel. Located on the S. side of Anderson Rd. and E. of its intersection with Chain Bridge Rd. on approx. 1.23 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) (1) 1A.	B. Katai	D/O TO 12/7/17 (from 12/7/17)
RZ 2017-MA-013 (Mason)	VULCAN MATERIALS COMPANY, LLC – Appl. to rezone from R-2 and C-8 to I-6 to permit heavy industrial use and vacation and/or abandonment of right-of-way with an overall Floor Area Ratio (FAR) of 0.02. Located on the E. side of Industrial Dr. at the ramp to enter Interstate 395, Springfield, 22151 on approx. 41,151 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 80-2 ((1)) 38 (pt.) and Industrial Dr. public rights-of-way to be vacated and/or abandoned. (Concurrent with SE 2017-MA-009). Approval of this application may enable the vacation and/or abandonment of portions of the rights-of-way for Industrial Dr. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> .	M. Lynskey	P/H TO 1/24/18
SE 2017-MA-009 (Mason)	VULCAN MATERIALS COMPANY, LLC – Appl. under Sects. 5-604 and 9-607 of the Zoning Ordinance to permit heavy industrial use and an increase in building height from 75 ft. up to a maximum of 135 ft. and vacation and/or abandonment of right-of-way. Located at 5650 Industrial Dr., Springfield, 22151 on approx. 93.73 ac. of land zoned I-6. Tax Map 80-2 ((1)) 38 (pt.) and Industrial Dr. and Carolina Pl. public rights-of-way to be vacated and/or abandoned. (Concurrent with RZ 2017-MA-013). Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Industrial Dr. and Carolina Pl. to proceed under Section 15.2-2272 (2) of the <i>Code of Virginia</i> .	M. Lynskey	P/H TO 1/24/18
<u>Zoning Ordinance Amendment</u> (Hart) (Countywide)	<u>ZONING ORDINANCE AMENDMENT (ARTICLES 4, 5, 6, 7, 8, 9, 10, 11, 13, 17, 20, AND APPENDICES 1 AND 7; RESTAURANTS)</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Sect. 20-300 to include new definitions for restaurants, restaurants with drive-through (drive-throughs), and carryout restaurants (carryouts), and these definitions result in the following: (a) restaurants encompass uses currently deemed an eating establishment or a fast food restaurant without a drive-through; (b) drive-throughs include establishments that sell food and contain a drive-through; and (c) carryouts have up to eight seats [Option: 0-15 seats]. The amendment also clarifies definitions of quick-service food store and retail sales establishment, and replaces eating establishments with restaurants in the definitions of hotel, motel, marina, and theatre. (1) Delete the definitions of Eating Establishments and Fast Food Restaurants from Sect. 20-300 and delete all references to those terms throughout the Zoning Ordinance, and, where applicable, replace those	C. Bishop	D/O TO 12/7/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, November 30, 2017

Posted: 11/30/17
Revised: 12/1/17

KEY
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terms with restaurants or drive-throughs, respectively.

(2) Revise Commercial District Regulations to: (a) allow carryouts and restaurants as permitted uses in the C-2 through C-8 Districts (or, Option 2: require special exception approval for those uses in the C-2 District); (b) delete eating establishment and fast food restaurant use limitations; (c) require special exception approval of drive-throughs in the C-5 through C-8 Districts; and (d) delete Part 9 to eliminate the C-9 District and delete all references to the C-9 District throughout the Zoning Ordinance.

(3) Revise the Industrial District Regulations to allow restaurants as an accessory service use in the I-I District; allow restaurants by special exception in the I-2 through I-4 Districts; allow carryouts, restaurants, and drive-throughs by special exception in the I-5 and I-6 Districts; and replace eating establishment with restaurant in the use limitations of the I-I through I-4 Districts.

(4) Revise Planned Development District Regulations as follows: (a) PDH District: permit restaurants and carryouts as a secondary use, but allow a drive-through by special exception; (b) PDC District: permit restaurants as a principal use and allow carryouts and drive-throughs as a secondary use; (c) PRC District: permit restaurants, carryouts and drive-throughs in areas designated Neighborhood Convenience Center, Village Center, Town Center, and Convention/Conference Center; (d) PRM District: carryouts and restaurants would be a secondary use; (e) PTC District: allow restaurants, carryouts, and drive-throughs as a permitted use; replace fast food and eating establishment with restaurant, carryout, and drive-through.

(5) Revise Overlay District regulations to replace eating establishments and fast food restaurants with restaurants, carryouts, and drive-throughs in the Noise Compatibility Table. Also replace fast food with drive-throughs in the Highway Corridor Overlay District.

(6) Delete special permit requirement for restaurants in older structures in the C-3 and C-4 Districts in Articles 4 and 8.

(7) Revise Special Exception regulations to (a) allow the following uses by right or as an accessory service use: (i) restaurants and carryouts in all P and C-2 through C-8 Districts (OPTION 2: Require a special exception for restaurants and carryouts in the C-2 District); (ii) restaurants in I-I District; (iii) drive-throughs in PDC, PRC, and PTC Districts; (b) require a special exception for the following: (i) restaurants in the I-2 through I-6 Districts; (ii) carryouts in the I-5 and I-6 Districts; and (iii) drive-throughs in the PDH, C-5 through C-8, and I-5 and I-6 Districts; and (c) to update additional standards to include restaurants, drive-throughs, and carryouts; delete references to PDC District; and, in Part 6, replace fast food with drive-throughs.

(8) Revise Article 10 to replace eating establishment with restaurant, and revise Part 2 of Art. 10 to identify where restaurants and

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carryouts will be permitted as accessory service uses.

(9) Revise parking regulations in Section 11-104 as follows: (a) OPTION 1: Leave the parking rate as is, except that the term eating establishment is replaced with restaurant and fast food is replaced with drive-through [additional OPTION: drive-throughs could be parked at the restaurant rate]; or (b) OPTION 2: Create new parking rates for restaurants and drive-throughs based on gross floor area [Range: between 9-12 parking spaces per 1000 square feet of gross floor area]. Under either option, amend the following:

- (a) Add carryout to the quick-service food store parking rate;
- (b) Within shopping centers, allow restaurants and drive-throughs that are 5000 square feet or less to park at the shopping center rate;
- (c) Permit up to 20 outdoor seats that are not included in parking calculations for restaurant or drive-through [Option: 0 to 35 seats];
- (d) Exclude spaces designated for curbside pickup from minimum required parking; and
- (e) Establish a parking rate for craft beverage production establishment which is the same as the eating establishment rate.

(10) Revise Article 13, Transitional Screening & Barrier Matrix, by replacing eating establishments with restaurants and carryouts and replacing fast food with drive-through.