

July 2019

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

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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 7:30 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Wednesday, July 10, 2019
Meeting Starts at 7:30 p.m.**

Posted: 7/11/19
Revised: 7/11/19

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

FEATURE SHOWN

2232-Y18-30 - Department of Public Works and Environmental Services, Proposed Salt Storage Facility at Dulles Material Facility (DMF) site, 4450 Upper Cub Run Drive, Chantilly, VA 20151 (Deadline: 9/25/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ 2017-PR-015</u> (Providence)	<u>PS BUSINESS PARKS, LP</u> – Appl. to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) C1, C2, 1A2, 7A1, 8 and 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with FDP 2017-PR-015, PCA 2014-PR-004, And PCA 88-D-005-09).	Stephen Gardner	APPROVAL REC (P/H from 6/19/19)
<u>FDP 2017-PR-015</u> (Providence)	<u>PS BUSINESS PARKS, LP</u> – Appl. to approve the final development plan for RZ 2017-PR-015 to permit mixed use development. Located in the N.E. quadrant of the intersection of West Branch Dr. and Maitland St. on approx. 5.43 ac. of land zoned PTC. Tax Map 29-4 ((7)) (1) 7C (pt.) and 29-4 ((7)) 8 (pt.), 11A (pt.). (Concurrent with RZ 2017-PR-015, PCA 2014-PR-004 and PCA 88-D-005-09).	Stephen Gardner	APPROVED (P/H from 6/19/19)
<u>PCA 2014-PR-004</u> (Providence)	<u>AMHERST PROPERTY, LLC</u> – Appl. to amend the proffers for RZ 2014-PR-004 previously approved for residential/retail development at a density of 1.80 Floor Area Ratio (FAR) with associated modifications to proffers. Located N. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr. on approx. 4.15 ac. of land zoned PTC. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) (1) A, 6A, 6B and 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 88-D-005-09).	Stephen Gardner	APPROVAL REC (P/H from 6/19/19)
<u>PCA 88-D-005-09</u> (Providence)	<u>PS BUSINESS PARKS, LP</u> – Appl. to delete land area from RZ 88-D-005 and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the N.W. and N.E. quadrants of Westpark Dr. and Westbranch Dr. on approx. 38.84 ac. of land zoned C-3. Comp. Plan Rec: Residential Mixed Use. Tax Map 29-4 ((7)) 1A2, C1, C2, 7A1, 8, 11A and 29-4 ((7)) (1) 7C (pt.). (Concurrent with RZ 2017-PR-015, FDP 2017-PR-015 and PCA 2014-PR-004).	Stephen Gardner	APPROVAL REC (P/H from 6/19/19)
<u>SE 2019-MV-001</u> (Mount Vernon)	<u>7-ELEVEN, INC.</u> – Appl. under Sects. 4-804, 7-607, 9-503, 9-505, 9-611 and 9-622 of the Zoning Ordinance to permit a service station with quick-service food store in a Highway Corridor Overlay District and provisions for modifications/waivers/increases and uses in a Commercial Revitalization District. Located at 8625 and 8629 Richmond Hwy., Alexandria, 22309 on approx. 1.38 ac. of land zoned C-8, CRD and HC. Tax Map 101-3 ((1)) 104, 101 and 102.	Jay Rodenbeck	APPROVAL REC (P/H from 6/26/19) (from 6/12/19) (from 5/22/19)
<u>PA 2013-I-L1(C)</u> (Mason)	<u>COMPREHENSIVE PLAN AMENDMENT (LINCOLNIA PLANNING DISTRICT STUDY PHASE III: LINCOLNIA CBC LAND USE AND TRANSPORTATION ANALYSIS)</u> – To consider proposed revisions to the Comprehensive Plan for Fairfax	Jennifer Garcia Michael Burton	ADOPTION REC (P/H from 6/26/19)

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County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approx. 169 ac. in the Mason Supervisor District with an irregular border on both sides of Little River Turnpike (Rte. 236) from the City of Alexandria boundary to Chowan Ave. The subject area is coterminous with the boundary of the Lincolnia Community Business Center (CBC) and extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Drive; and south of Fran Place west of Manitoba Drive. The area is currently planned and developed with predominantly multi-family residential dwelling units and office, retail, and institutional uses. The amendment proposes adding options to encourage a mix of uses with a residential component in the eastern portion of the Lincolnia CBC on the north and south sides of Little River Turnpike. The proposed new development potential for the CBC is approximately 3,400 residential units and 574,200 square feet of office, retail and institutional uses. The amendment also recommends a new transportation network within the Lincolnia CBC. The alternative network would introduce a new grid of streets with additional road connections, bicycle and pedestrian facilities. Other recommendations relating to the transportation network may also be modified.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2019-SU-002 (Sully)	JDA CUSTOM HOMES, INC. – Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.89 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of West Ox Rd. approx. 300 ft. S. of Franklin Farm Rd. on approx. 6.36 ac. of land. Comp. Plan Rec: Residential at 2 du/ac. Tax Map 35-2 ((1)) 47B and 53.	Kelly Posusney	D/O TO 7/18/19 (from 10/2/19)
RZ/FDP 2018-PR-024 Addendum (Providence)	WILLIAMS MEADOW, LC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.55 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Sutton Rd. approx. 250 ft. N. of its intersection with Oleander Ave. on approx. 5.89 ac. of land. Comp. Plan Rec: Residential at 2-3 du/ac. Tax Map 48-1 ((1)) 77 and 78.	Kelly Posusney	D/O TO 7/17/19 (from 6/12/19)
RZ/FDP 2018-BR-025 (Braddock)	ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC – Appls. to rezone from PDH-5, R-1 and WS to PRM and WS to permit residential development with an overall Floor Area Ratio (FAR) of 1.56 and approval of the conceptual and final development plan. Located on the N. side of University Dr. and W. side of Ox Rd. on approx. 10.84 ac. of land. Comp. Plan Rec: Residential with a redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A, 11B and 57-4 ((1)) 2B. (Concurrent with PCA C-058).	Stephen Williams	P/H TO 7/25/19
PCA C-058 (Braddock)	ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC – Appl. to amend the proffers for RZ RZ-C-058 previously approved for	Stephen Williams	P/H TO 7/25/19

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residential and office uses to permit deletion of land area. Located on the N. side University Dr. and W. side of Ox Rd. on approx. 8.44 ac. of land zoned PDH-5 and WS. Comp. Plan Rec: Residential with redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A and 11B. (Concurrent with RZ/FDP 2018-BR-025).

FAIRFAX COUNTY PLANNING COMMISSION

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FEATURE SHOWN

2232-Y18-30 - Department of Public Works and Environmental Services, Proposed Salt Storage Facility at Dulles Material Facility (DMF) site, 4450 Upper Cub Run Drive, Chantilly, VA 20151 (Deadline: 9/25/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ/FDP 2018-PR-024 Addendum (Providence)	WILLIAMS MEADOW, LC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.55 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the E. side of Sutton Rd. approx. 250 ft. N. of its intersection with Oleander Ave. on approx. 5.89 ac. of land. Comp. Plan Rec: Residential at 2-3 du/ac. Tax Map 48-1 ((1)) 77 and 78.	Kelly Posusney	APPROVAL REC (P/H from 7/10/19) (from 6/12/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2018-SU-027 (Sully)	STONEBRIDGE INVESTMENTS, LLC – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).	Emma Estes	D/O TO 7/24/19
SE 2019-MA-003 (Mason)	BENEVIS, LLC – Appl. under Sects. 4-504, 4-505,4-508, 9-516, 9-608, 9-609, 9-612, 9-620 and 9-625 of the Zoning Ordinance to permit an increase of office GFA in the C-5 District, parking in an R District, waiver of open space, modification of minimum yard requirements for certain existing structure and uses and certain sign regulations. Located at 6531 Arlington Blvd., Falls Church, 22042 on approx. 1.47 ac. of land zoned C-5, R-3 and HC. Tax Map 50-4 ((1)) 20.	Zachary Fountain	P/H TO 7/25/19
SEA 83-D-095-04 (Dransville)	GREAT FALLS VILLAGE GREEN DAY SCHOOL – Appl. under Sects. 3-204 and 9-011 of the Zoning Ordinance to amend SE 83-D-095 previously approved for childcare center and nursery school to permit modification of development conditions. Located at 790 Walker Rd., Great Falls, 22066 on approx. 4.30 ac. of land zoned R-2. Tax Map 13-1 ((3)) A.	Katelyn Antonucci	D/O TO 7/24/19
AR 85-V-002-04 (Mount Vernon)	MARTIN B. JARVIS, JR. TR – 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 10808 and 10816 Harley Rd., Lorton, 22079 on approx. 41.5 ac. of land zoned R E. Tax Map 118-2 ((1)) 11Z and 118-2 ((2)) 1Z.	Erin Haley	P/H TO 9/19/19

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SE 2018-PR-023
(Providence)

FAIRFAX COUNTY WATER AUTHORITY – Appl. under Sects. 3-104, 5-504, 9-201 and 9-609 of the Zoning Ordinance to permit a heavy public utility office and maintenance facilities in the I-5 zoned district and parking in a residential zoned district. Located at 8505 Lee Hwy., Fairfax, 22031 on approx. 4.27 ac. of land zoned R-1, I-5, CRA and HC. Tax Map 49-3 ((1)) 50A. (Concurrent with 2232-P18-26).

Katelyn
Antonucci

P/H TO 9/12/19
(from 5/8/19)
(from 5/22/18)

2232-P18-26
(Providence)

FAIRFAX COUNTY WATER AUTHORITY – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit Central Distribution System Maintenance Facility. Located at 8505 Lee Hwy., Fairfax, 22031 on approx. 4.27 ac. of land zoned R-1, I-5, CRA and HC. Tax Map 49-3 ((1)) 50A. (Concurrent with SE 2018-PR-023).

Katelyn
Antonucci

P/H TO 9/12/19
(from 5/8/19)
(from 5/22/18)

RZ/FDP 2017-BR-030
(Braddock)

ROBERTS ROAD INVESTMENT LC – Appls. to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.27 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Braddock Rd. and E. side of Roberts Rd. on approx. ac. 9.57 ac. of land. Comp. Plan Rec: Residential Use at 3 to 5 du/ac. Tax Map 68-2 ((1)) 21, 22, 23, 24 and 25.

William
O'Donnell

D/O TO 7/25/19
(from 6/26/19)

PLAN AMENDMENT

Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **Wednesday, July 17, 2019 at 7:30 PM** in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

Jennifer Garcia

D/O TO 7/24/19

Submission DSC-D1-2 (Jackson Property) of Plan Amendment

#2013-III-DS1 (Dulles Suburban Center Study) concerns approx.

7.35 ac. generally located at 13717 Frying Pan Road (Tax Map #24-2 ((1)) 2, 3, 4) in the Dranesville Supervisor District. The area is planned for public park use and office use up to 0.15 floor area ratio (FAR), with an option for consolidation with Tax Map #24-2 ((1)) 1,10 with conditions. The amendment considers adding an option for residential use at a density up to 5 dwelling units per acre (du/ac).

Recommendations relating to the transportation network may also be modified. Submission DSC-D1-2 of Plan Amendment #2013-III-DS1 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2018-DR-018. Consult

<http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProgressBOS.aspx> for a description and information on the status of the rezoning.

Copies of the staff report, which includes the proposed submission, are available for examination and may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports. After July 1, 2019, the staff report can viewed on the Web at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports. The staff report is available three 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

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the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, July 18, 2019
Meeting Starts at 7:30 p.m.**

Posted: 7/19/19
Revised: 7/19/19

KEY
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FEATURE SHOWN

2232-Y18-30 - Department of Public Works and Environmental Services, Proposed Salt Storage Facility at Dulles Material Facility (DMF) site, 4450 Upper Cub Run Drive, Chantilly, VA 20151 (Deadline: 9/25/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
RZ/FDP 2019-SU-002 Addendum (Sully)	JDA CUSTOM HOMES, INC. – Appls. to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.89 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the W. side of West Ox Rd. approx. 300 ft. S. of Franklin Farm Rd. on approx. 6.36 ac. of land. Comp. Plan Rec: Residential at 2 du/ac. Tax Map 35-2 ((1)) 47B and 53.	Kelly Posusney	APPROVAL REC (P/H from 7/10/19) (from 10/2/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
SE 2018-HM-024 (Hunter Mill)	ORR-BSL HUNTER MILL, LLC – Appl. under Sects. 3-E04, 9-301 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located at 2347 Hunter Mill Rd., Vienna, 22181 on approx. 6.68 ac. of land zoned R-E. Tax Map 37-2 ((1)) 26.	Katelyn Antonucci	D/O TO 9/12/19 (from 6/12/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 24, 2019
Meeting Starts at 7:30 p.m.

Posted: 7/25/19
Revised: 7/25/19

KEY
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D/O – Decision Only

FEATURE SHOWN

2232-Y18-30 - Department of Public Works and Environmental Services, Proposed Salt Storage Facility at Dulles Material Facility (DMF) site, 4450 Upper Cub Run Drive, Chantilly, VA 20151 (Deadline: 9/25/19) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-SU-027</u> (Sully)	<u>STONEBRIDGE INVESTMENTS, LLC</u> – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).	Emma Estes	D/O TO 7/31/19 (P/H from 7/17/19)
<u>SEA 83-D-095-04</u> (Dranesville)	<u>GREAT FALLS VILLAGE GREEN DAY SCHOOL</u> – Appl. under Sects. 3-204 and 9-011 of the Zoning Ordinance to amend SE 83-D-095 previously approved for childcare center and nursery school to permit modification of development conditions. Located at 790 Walker Rd., Great Falls, 22066 on approx. 4.30 ac. of land zoned R-2. Tax Map 13-1 ((3)) A.	Katelyn Antonucci	APPROVAL REC (P/H from 7/17/19)
<u>PLAN AMENDMENT</u>	Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on Wednesday, July 17, 2019 at 7:30 PM in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Submission DSC-D1-2 (Jackson Property) of Plan Amendment #2013-III-DS1 (Dulles Suburban Center Study) concerns approx. 7.35 ac. generally located at 13717 Frying Pan Road (Tax Map #24-2 ((1)) 2, 3, 4) in the Dranesville Supervisor District. The area is planned for public park use and office use up to 0.15 floor area ratio (FAR), with an option for consolidation with Tax Map #24-2 ((1)) 1,10 with conditions. The amendment considers adding an option for residential use at a density up to 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-2 of Plan Amendment #2013-III-DS1 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2018-DR-018. Consult http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProgressBOS.aspx for a description and information on the status of the rezoning. Copies of the staff report, which includes the proposed submission, are available for examination and may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports . After July 1, 2019, the staff report can viewed on the Web at www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports .	Jennifer Garcia	ADOPTION REC (P/H from 7/17/19)

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reports. The staff report is available three 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. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2019-PR-001 <i>(Providence)</i>	TOLL MID-ATLANTIC LP COMPANY, INC. – Appls. to rezone from R-1 and HC to PDH-3 and HC to permit residential development with an overall density of 2.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the S. side of Lee Highway approx. 200 ft. W. of Mainstone Dr. on approx. 9.55 ac. of land. Comp. Plan Rec: Residential 2/3 du/ac. Tax Map 48-4 ((1)) 54B.	Kelly Posusney	P/H TO 9/25/19
SEA 95-P-022 <i>(Providence)</i>	BURKE PETROLEUM REALTY, LLC – Appl. under Sects. 7-607 and 9-505 of the Zoning Ordinance to amend SE 95-P-022 previously approved for a service station with quick service food store in a Highway Corridor Overlay District to permit modification of development conditions. Located at 2081 Chain Bridge Rd., Vienna, 22182 on approx. 23,994 sq. of land zoned C-8, SC and HC. Tax Map 39-1 ((3)) 1A.	Daniel Creed	P/H TO 10/16/19 <i>(from 5/1/19)</i>
<u>Code Amendment</u> <i>(Countywide)</i> <i>(Hart)</i>	Proposed Amendments to Chapter 101(Subdivision Ordinance)and Chapter 112 (Zoning Ordinance)of <i>The Code of the County of Fairfax, Virginia</i> (County Code) and the Public Facilities Manual (PFM) Re: Development in Dam Break Inundation Zones, Construction of State-Regulated Impounding Structures, Plan Submissions, and Minor Editorial Changes Amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code) and to the Public Facilities Manual (PFM) related to development in dam break inundation zones and construction of state-regulated impounding structures. The proposed amendments also include provisions for the submission of electronic plans (ePlans), and minor editorial changes. The amendments are necessary to align county ordinances and the PFM with the Code of Virginia and current practice. The proposed amendments to the Subdivision Ordinance and Zoning Ordinance incorporate the following provisions: 1. Include safety and protection from impounding structure failure as a purpose of the Zoning Ordinance. 2. Require that developments in dam break inundation zones of state-regulated impounding structures that are mapped and on file with the county be identified on preliminary subdivision plans, subdivision plans, record plats, and plans for various types of zoning applications (rezonings, special exceptions, special permits, etc.).	John Friedman	ADOPTION REC

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3. Require that the county send copies of subdivision and site plans to the Virginia Department of Conservation and Recreation (DCR) for review and a determination of whether the proposed development will change the hazard classification of the impounding structure.
4. Require that, if the hazard classification increases, the developer must either redesign the development to avoid the increase in classification or prepare an engineering study and a cost estimate for any necessary upgrades to the impounding structure and pay one-half the cost of the upgrades into a state administered fund for eventual distribution to the dam owner.
5. Require that as-built drawings of the development be forwarded to the dam owner to be used in updating the emergency action plan for the facility and that the inundation zone be shown and appropriately notated on the record plat for subdivisions.
6. Add definitions of state-regulated impounding structures and state-regulated impoundments.
7. Provide for the submission of ePlans and allow the Director of Land Development Services (LDS) to determine the required number of copies for the submission of paper plans.
8. Eliminate the outdated requirement for the submission of plans in metric measurements in the Subdivision Ordinance, change "shall" to "must" or "will," and make other minor editorial changes to the Subdivision and Zoning ordinances.

The proposed amendments to the PFM incorporate the following provisions related to the construction of new or altered state-regulated impoundments:

1. Require that a map of the dam break inundation zone be provided with the as-builts and construction plans for all newly constructed or altered state-regulated impoundments.
2. Require that developers constructing new state-regulated impounding structures classified as significant or high hazard notify all property owners in the dam break inundation zone and the county and publish a notice in a local newspaper.
3. Incorporate and revise definitions of alteration, height, and maximum impounding capacity.

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List or may appear and be heard. As required by law, copies of the full text of the proposed amendment, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Planning Commission, Suite 552, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

Code Amendment
(Countywide)
(Hart)

Proposed Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124 (Stormwater Management Ordinance) of *The Code of the County of Fairfax, Virginia* (County Code) Re: Long-Term Maintenance of Stormwater Management Facilities, Illicit Discharges, and Enforcement

John Friedman **D/O TO 7/31/19**

Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (County Code) related to long-term maintenance of stormwater management facilities, illicit discharges, and enforcement. The proposed amendments to the Chesapeake Bay Preservation Ordinance incorporate the following provisions:

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1. Replace the required density of plantings for establishment and restoration of Resource Protection Area (RPA) buffers in the ordinance with the requirements in the Public Facilities Manual.
2. Reduce the required caliper of trees for restoration of RPA buffers from 2 inches to 1.5 inches.
3. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.

The proposed amendments to the Stormwater Management Ordinance incorporate the following provisions:

1. Provide the Director of the Department of Public Works and Environmental Services (DPWES) with the authority to administer the provisions of Article 9, Illicit Discharges to the Storm Sewer System and State Waters.
2. Provide the Director of DPWES with the right-of-entry to perform inspections and the ability to obtain search warrants to perform inspections related to his responsibilities under the ordinance.
3. Delete the requirement that maintenance agreements include a requirement that owners to submit inspection and maintenance reports on an "annual" basis.
4. Provide for an alternative enforcement mechanism in lieu of a maintenance agreement for stormwater management facilities designed to treat stormwater runoff primarily from an individual lot on which the facility is located.
5. Transfer responsibility to establish a post-construction inspection program to ensure continuing maintenance of stormwater management facilities from the Director of Land Development Services to the Director of DPWES.
6. Require the Director of DPWES to establish an inspection program that ensures that stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities.
7. Provide the Director of DPWES with the authority to enforce violations of §124-2-10 and Article 9 and hear appeals of any such enforcement actions in accordance with the procedures under Article 7.
8. Clarifies that discharges exceeding limits in a state-issued permit is a violation.
9. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List or may appear and be heard. As required by law, copies of the full text of the proposed amendment, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Planning Commission, Suite 552, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

PCA/CDPA/FDPA
2010-LE-009
(Lee)

MR LIBERTY VIEW ONE, LLC AND MR LIBERTY VIEW WEST LLC C/O MONUMENT REALTY – Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2010-LE-009, previously approved for commercial development with a Floor Area Ratio (FAR) of 1.5 to permit a residential building and associated modifications to proffers and site design at an FAR of 1.5. Located in the N.W. quadrant of the

Kelly Posusney **P/H TO 9/18/19**
(from 6/26/19)
(from 5/22/19)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Wednesday, July 24, 2019
Meeting Starts at 7:30 p.m.**

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

*Posted: 7/25/19
Revised: 7/25/19*

intersection of Franconia Springfield Pkwy. and Beulah St. on approx.
12.91 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map
91-1 ((4)) 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A 10,
10A, 11, 11A, 13, 13A, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 18, 18A,
19, 19A, 20, 20A, 21, 31A, 22, 22A, 23, 23A, 24, 24A, 5, 500, 500A,
and 501.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, July 25, 2019
Meeting Starts at 7:30 p.m.**

Posted: 7/26/19
Revised: 7/26/19

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2017-BR-030</u> (Braddock)	<u>ROBERTS ROAD INVESTMENT LC</u> – Appls. to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.27 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Braddock Rd. and E. side of Roberts Rd. on approx. ac. 9.57 ac. of land. Comp. Plan Rec: Residential Use at 3 to 5 du/ac. Tax Map 68-2 ((1)) 21, 22, 23, 24 and 25.	William O'Donnell	APPROVAL REC (P/H from 7/17/19) (from 6/26/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2019-SP-010</u> (Springfield)	<u>FEDERAL REALTY INVESTMENT TRUST</u> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 8402 Old Keene Mill Rd., Springfield, 22152 on approx. 10.09 ac. of land zoned C-6 and HC. Tax Map 79-3 ((5)) 1B.	Jay Rodenbeck	APPROVAL REC (from 7/24/19) (from 9/18/19)
<u>RZ/FDP 2018-BR-025</u> (Braddock)	<u>ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC</u> – Appls. to rezone from PDH-5, R-1 and WS to PRM and WS to permit residential development with an overall Floor Area Ratio (FAR) of 1.56 and approval of the conceptual and final development plan. Located on the N. side of University Dr. and W. side of Ox Rd. on approx. 10.84 ac. of land. Comp. Plan Rec: Residential with a redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A, 11B and 57-4 ((1)) 2B. (Concurrent with PCA C-058).	Sharon Williams	D/O TO 9/12/19 (from 7/10/19)
<u>PCA C-058</u> (Braddock)	<u>ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC</u> – Appl. to amend the proffers for RZ RZ-C-058 previously approved for residential and office uses to permit deletion of land area. Located on the N. side University Dr. and W. side of Ox Rd. on approx. 8.44 ac. of land zoned PDH-5 and WS. Comp. Plan Rec: Residential with redevelopment option up to 580 units. Tax Map 57-3 ((1)) 11A and 11B. (Concurrent with RZ/FDP 2018-BR-025).	Stephen Williams	D/O TO 9/12/19 (from 7/10/19)
<u>Code Amendment</u> (Countywide) (Cortina)	Proposed Changes to Chapter 61 (Building Provisions); Chapter 101 (Subdivision Provisions); Chapter 108.1 (Noise Ordinance); Chapter 109.1 (Solid Waste Management); Chapter 114 (Agricultural and Forestal Districts of Statewide Significance); and Chapter 115 (Local Agricultural and Forestal Districts) of <i>The Code of the County of Fairfax</i>	Sara Morgan	ADOPTION REC

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on July 25, 2019 at 7:30 p.m. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 101 (the Subdivision Provisions) and Chapter 115 (Local Agricultural and Forestal Districts) of the 1976 Code of the

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, July 25, 2019
Meeting Starts at 7:30 p.m.**

Posted: 7/26/19
Revised: 7/26/19

KEY
P/H – Public Hearing
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County of Fairfax, as follows:

Change the agency name from “Department of Planning and Zoning” or “DPZ” to “Department of Planning and Development” or “DPD”, as appropriate.

All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).

[SE 2019-MA-003](#)
(Mason)

BENEVIS, LLC – Appl. under Sects. 4-504, 4-505, 4-508, 9-516, 9-608, 9-609, 9-612, 9-620 and 9-625 of the Zoning Ordinance to permit an increase of office GFA in the C-5 District, parking in an R District, waiver of open space, modification of minimum yard requirements for certain existing structure and uses and certain sign regulations. Located at 6531 Arlington Blvd., Falls Church, 22042 on approx. 1.47 ac. of land zoned C-5, R-3 and HC. Tax Map 50-4 ((1)) 20.

Zachary
Fountain

APPROVAL REC
(from 7/17/19)

AR 89-D-001-03
(Dranesville)

THE EAGLE FAMILY LLC; CHARLOTTE FREDETTE SMITH EAGLE; FREDERICK SMITH TRUST UNDER WILL FOR THE BENEFIT OF CHARLOTTE FREDETTE SMITH EAGLE; CUMBERLAND TRUST, TRUSTEE – 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 8008 Georgetown Pike, McLean, 22102 on approx. 85.98 ac. of land zoned R E. Tax Map 20-2 ((1)) 8Z, 13Z, 14Z, 16Z, 48Z and 20-2 ((13)) 4Z and 5Z.

Erin Haley

P/H TO 9/19/19
(from 7/24/19)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 31, 2019
Meeting Starts at 7:30 p.m.

Posted: 8/1/19
 Revised: 8/1/19

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

FEATURE SHOWN
None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<p><u>SE 2018-SU-027</u> (Sully)</p>	<p>STONEBRIDGE INVESTMENTS, LLC – Appl. under Sect. 9-630 of the Zoning Ordinance to permit development of a new limited brewery in the R-C district and a modification of limitations on the number of events defined in Article 20 of the Zoning Ordinance for limited brewery. Located at 6780 Bull Run Post Office Rd., Centreville, 20120 on approx. 40.62 ac. of land zoned R-C and WS. Tax Map 53-3 ((7))32Z, 33Z (pt.); 64-1 ((7)) 31Z (pt.), 34Z, 35Z (pt.); 38Z (pt.), 39Z, 40Z, 41Z and 42Z. (Associated with SPA 2016-SU-090).</p>	<p>Emma Estes</p>	<p>D/O TO 9/12/19 (D/O from 7/24/19) (P/H from 7/17/19)</p>
<p><u>Code Amendment</u> (Countywide) (Hart)</p>	<p>Proposed Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124(Stormwater Management Ordinance) of <i>The Code of the County of Fairfax, Virginia</i>(County Code) Re: Long-Term Maintenance of Stormwater Management Facilities, Illicit Discharges, and Enforcement</p> <p>Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) and Chapter 124 (Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (County Code) related to long-term maintenance of stormwater management facilities, illicit discharges, and enforcement. The proposed amendments to the Chesapeake Bay Preservation Ordinance incorporate the following provisions:</p> <ol style="list-style-type: none"> 1. Replace the required density of plantings for establishment and restoration of Resource Protection Area (RPA) butlers in the ordinance with the requirements in the Public Facilities Manual. 2. Reduce the required caliper of trees for restoration of RPA buffers from 2 inches to 1.5 inches. 3. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended. <p>The proposed amendments to the Stormwater Management Ordinance incorporate the following provisions:</p> <ol style="list-style-type: none"> 1. Provide the Director of the Department of Public Works and Environmental Services (DPWES) with the authority to administer the provisions of Article 9, Illicit Discharges to the Storm Sewer System and State Waters. 2. Provide the Director of DPWES with the right-of-entry to perform inspections and the ability to obtain search warrants to perform inspections related to his responsibilities under the ordinance. 3. Delete the requirement that maintenance agreements include a requirement that owners to submit inspection and maintenance reports on an "annual" basis. 4. Provide for an alternative enforcement mechanism in lieu of a maintenance agreement for stormwater management facilities designed to treat stormwater runoff primarily from an individual lot on which the facility is located. 5. Transfer responsibility to establish a post-construction inspection program to ensure continuing maintenance of stormwater management facilities from the Director of Land Development Services to the Director of DPWES. 	<p>John Friedman</p>	<p>D/O TO 9/12/19 (P/H from 7/24/19)</p>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, July 31, 2019
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Posted: 8/1/19
 Revised: 8/1/19

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6. Require the Director of DPWES to establish an inspection program that ensures that stormwater management facilities are being adequately maintained as designed after completion of land-disturbing activities.
7. Provide the Director of DPWES with the authority to enforce violations of §124-2-10 and Article 9 and hear appeals of any such enforcement actions in accordance with the procedures under Article 7.
8. Clarifies that discharges exceeding limits in a state-issued permit is a violation.
9. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.

All persons wishing to present their views on these subjects may call the Planning Commission at 703-324-2865 to be placed on the Speakers List or may appear and be heard. As required by law, copies of the full text of the proposed amendment, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Planning Commission, Suite 552, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ/FDP 2007-SP-013</u> (Springfield)	<u>E. JAMES AND ANNE R. SOUVAGIS</u> – Appls. to rezone from R-1 and WS to PDH-2 and WS to permit residential development with an overall density of 1.94 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Westbrook Dr. E. of its intersection with Lincoln Dr. on approx. 5.17 ac. of land. Comp. Plan Rec: Residential 1-2 du/ac. Tax Map 55-2 ((3)) E2 and E3.	Zachary Fountain	APPROVAL REC (from 5/1/19)
<u>CSP 2016-DR-001</u> (Dranesville)	<u>DRI/MAPLE WOODLAND PARK, LLC</u> – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2016-DR-001. Located on the N. side of Woodland Park Dr., approx. 400 ft. E. of its intersection with Centreville Rd. on approx. 6.91 ac. of land zoned PDH-30. Tax Map 16-3 ((1)) 29D1.	Daniel Creed	APPROVED
<u>PCA 78-C-098-04/FDPA 78-C-098-05</u> (Hunter Mill)	<u>AP RESTON CAMPUS, LLC</u> – Appls. to amend the proffers and final development plan for RZ 78-C-098 previously approved for office uses with an option for residential uses to permit office uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.64. Located on the W. side of Old Reston Ave., N. side of Washington and Old Dominion Trail and south of Temporary Rd. on approx. 5.19 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Tax Map 17-4 ((1)) 1.	Mary Ann Tsai	APPROVAL REC (from defer indef.) (from 1/18/18) (from 9/14/17)
RZ/FDP 2016-PR-023 (Providence)	ROBERT H. PEARSON, JR., R.H. PEARSON, INC. AND HOWARD WALLACH, TRUSTEE FOR THE WALLACH LIVING TRUST – Appls. to rezone from R-1 to PDH-4 to permit residential use with an overall density of 3.21 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Haney Ln., 400 ft. N. of its intersection with	Katelyn Antonucci	P/H TO 9/11/19 (from 2/6/19) (from 1/9/19) (from 2/6/19) (from 10/18/18)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, July 31, 2019

Meeting Starts at 7:30 p.m.

Posted: 8/1/19
Revised: 8/1/19

KEY
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Wolftrap Rd. on approx. 3.42 ac. of land. Comp. Plan Rec: 3-4 du/ac.
Tax Map 39-2 ((1)) 28, 28A, 28B, 29, and 32.