

May 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, May 1, 2019
Meeting Starts at 7:30 p.m.**

Posted: 5/2/19
Revised: 5/2/19

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA C-637-05</u> (Dranesville)	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to delete land area from RZ- C-637 previously approved for industrial uses. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.20 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B. (Concurrent with RZ/FDP 2017-DR-012).	Kelly Atkinson	D/O TO 5/22/19 (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>RZ 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with ADU/WDU). Located in the NE corner of the intersection of Sunrise Valley Dr., and Frying Pan Rd. on approx. 39.42 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5. (Concurrent with FDP 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	D/O TO 5/22/19 (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>FDP 2017-DR-012</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with ADU/WDU. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 21.26 ac. of land zoned I-5 and R-1 to be rezoned to PRM per RZ 2017-DR-012. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B pt. and 24-2 ((1)) 5pt. (Concurrent with RZ 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	D/O TO 5/22/19 (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>Z.O. Amendment</u> (Countywide) (Hart)	NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on April 24, 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 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1. Modify existing and add new definitions, as follows: A. Add COMMUNITY GARDEN as land or rooftop area used for the cultivation of herbs, fruits, flowers, vegetables, or ornamental plants by more than one person, household, or a nonprofit organization for personal or group use, consumption, or donation and not for the bona fide production of crops, animals or fowl. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas and accessory structures	Jennifer Josiah	D/O TO 5/16/19 (P/H from 4/24/19)

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maintained and used by group members. A community garden does not include a private garden on a lot that contains a single family detached dwelling. Except when located as an accessory use on a lot that is principally used for agriculture, community gardens are not deemed to be an agricultural use; and

- B. Add FARMERS MARKET as a regularly occurring market that sells farm products or value-added farm products directly to the general public.
 - C. Modify OPEN SPACE to make clarifications and to include community gardens.
2. Add a Community Garden use, as follows:
- A. Amend Articles 2 and 6 to allow community gardens on common open space and in the PRC District in areas approved for residential uses; amend Article 3 to allow community gardens and farmers markets in the R-A District and to allow community gardens in the R-P through R-MHP Districts.
 - B. Add new provisions to Article 8, Part 8, Temporary Special Permits, to allow community gardens as an accessory use when located on a lot with a principal use and where not otherwise prohibited or when located as the principal use on a lot; establish standards and time limitations for all Community Gardens that may include; gardening on up to 2 acres with administrative approval and gardening on more than 2 and less than 5 acres when approved by the BZA (***Advertised to allow the Board to consider any permitted size of less than 5 acres***), both subject to standard that garden cannot create an erosive condition; the cumulative area of all structures is limited to 250 square feet on gardens of 2 acres or less or as otherwise approved by the BZA (***Advertised to allow the Board to consider accessory structures up to 750 square feet***); a garden setback requirement of at least 15 feet to the front lot line(s) and 25 feet from all other lot lines (***Advertised to allow the Board to consider any setbacks of up to 100 feet from all lot lines***); accessory structure location regulations in accordance with Article 10; compliance with the Noise Ordinance; a prohibition on composting areas in a front yard; adequate screening and maintenance of composting areas; adequate parking and ingress and egress; utilization of practices and equipment commonly used in residential gardening; hours of operation limited to from 7:00 A.M. to dusk (***Advertised to allow the Board to consider unlimited hours of operation***); prohibition on lighting the garden; maintenance of the garden in good condition and restoration of the garden in the event it ceases operation; and a requirement for all gardens of 5,000 square feet or more to obtain a Conservation Plan approved by the Northern Virginia Soil and Water Conservation District and for optional approval for smaller gardens (***Advertised to***

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allow the Board to consider the Conservation Plan as optional or mandatory for all garden sizes).

- C. Require the filing of a temporary special permit application to establish or expand a community garden, to include an application fee of \$205 for a two-year period and the filing of a temporary special permit application to renew an existing community garden, to include a renewal fee of \$50 for a two-year period. *(Advertised to allow the Board to consider any application or renewal fee of up to \$500 for permitted community gardens, up to \$910 for applications to the BZA, and permit validity up to 5 years.)*
3. Modify existing provisions in Article 8, Part 8, Temporary Special Permits, regarding Farmers Markets, to permit year-round operation; require the provision of adequate parking and ingress and egress; delete the location requirements pertaining to classification of road access; update and clarify terminology; limit sales to only agricultural products and vendor-produced food and beverage items made from farm products; delete signage limitations; and to require the filing of a Group 8 Special Permit application to establish or expand a Farmers Market, to include an application fee of \$205 for a two-year period, and to allow the filing of a renewal application for an existing Farmers Market, to include a renewal fee of \$50 for a two-year period. *(Advertised to allow the Board to consider any fee of up to \$500 and permit validity up to 5 years.)*
4. Modify and clarify the provisions of Article 10 related to gardening as an accessory use by permitting private gardening of up to 100 square feet within a front yard on any lot and require a minimum front setback of 15 feet. *(Advertised to allow the Board to consider up to unlimited area, no front yard setback and limiting front yard gardening only to single family detached dwellings.)*
5. Delete the Open Air Produce Stand use and fee from the Zoning Ordinance.

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).

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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 82-P-044-02</u> <i>(Providence)</i>	<u>GBA ASSOCIATES LIMITED PARTNERSHIP</u> – Appl. to amend the proffers and development plan for RZ 82-P-044 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.40. Located on the N. side of Arlington Blvd. and the E. side of Fairview Park Pl. on approx. 43.63 ac. of land zoned I-3. Comp. Plan Rec: Industrial and Public Parks. Tax Map 49-4 ((1)) 59A, 59B and 59C.	Kelly Atkinson	D/O TO 5/16/19 <i>(from 6/12/19)</i>
<u>PRCA-B-846-02</u> <i>(Hunter Mill)</i>	<u>RESTON HEIGHTS RESIDENTIAL I, LLC</u> – Appl. to amend the PRC plan associated with RZ-B-846 to permit modifications to PRC plan and conditions for mixed-use development. Located on the E. side of Reston Pkwy. and W. side of Sunrise Valley Dr. on approx. 9.89 ac. of land zoned PRC. Comp. Plan Rec: Mixed Use. Tax Map 17-3 ((21)) 1A, 2B, 3A, 4A, and 5A.	Harold Ellis	D/O TO 5/8/19
RZ 2018-PR-011 <i>(Providence)</i>	CROWN TYSONS PROPERTIES, LLC – Appl. to rezone from I-4 and HC to C-7 an HC to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.80. Located on the N. side of Leesburg Pk. approx. 600 ft. E of the interchange with the Dulles Airport Access and Toll Rd. on approx. 3.6 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 29-1 ((1)) 17A. (Concurrent with SEA 78-D-075-03).	Daniel Creed	P/H TO 6/19/19 <i>(from 5/22/19)</i> <i>(from 2/6/19)</i> <i>(from 11/29/18)</i>
SEA 78-D-075-03 <i>(Providence)</i>	CROWN TYSONS PROPERTIES, LLC – Appl. under Sect. 4-704 of the Zoning Ordinance to amend SE 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to add land area, modify development conditions and permit site and building modifications. Located at 8600 Leesburg Pike, McLean, 22102 and 8602 and 8610 Leesburg Pike, Vienna 22182, on approx. 12.31 ac. of land zoned C-7 and HC. Tax Map 29-1 ((1)) 15, 16 and 17A. (Concurrent with RZ 2018-PR-011)	Daniel Creed	P/H TO 6/19/19 <i>(from 5/22/19)</i> <i>(from 2/6/19)</i> <i>(from 11/29/18)</i>

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, May 8, 2019
Meeting Starts at 7:30 p.m.

Posted: 5/9/19
Revised: 5/9/19

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 84-C-048 Addendum (Hunter Mill)	PRINCE TOWNE, LLC – Appl. to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. side of West Ox Rd., approx. 600 ft. E. of Fairfax County Pkwy. on approx. 4.9 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-4 ((14)) 85, 86 and 87.	Harold Ellis	APPROVAL REC (D/O from 3/27/19) (P/H from 3/14/19) (from 2/20/19) (from 1/9/19) (from 12/6/18)
PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05 (Providence)	CITYLINE PARTNERS, LLC – Appls. to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., on approx. 4.04 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 9pt. (Concurrent with PCA 2011-PR-023-03).	Stephen Gardner	D/O TO 5/16/19 (P/H from 4/24/19)
PCA 2011-PR-023-03 (Providence)	CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr. and W. of its intersection with Jones Branch Dr. on approx. 2.91 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 3A and 9pt. (Concurrent with PCA 2011-PR-023-02, CDPA 2011-PR-023-02, FDP 2011-PR-023-05).	Stephen Gardner	D/O TO 5/16/19 (P/H from 4/24/19)
PA 2018-II-F2 (Braddock)	COMPREHENSIVE PLAN AMENDMENT (ONE UNIVERSITY) – 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 approx. 10.8 ac. generally located at 4348 Ox Road, 4400 Saint Edwards Place, and 4500 University Drive, in the northwest quadrant of the intersection of University Drive and Route 123, Tax Map # 57-3 ((1)) 11A & 11B and 57-4 ((1)) 2B in the Braddock Supervisor District. The area is adjacent to George Mason University (GMU) and is planned for Public Facilities, Governmental and Institutional uses, and Residential Use at 3-4 du/ac. The amendment will consider up to 240 affordable multifamily housing units and 360 multifamily housing units envisioned to serve the GMU student population, as well as limited community space/use as may be appropriate. Recommendations relating to the transportation network may also be modified. PA 2018-II-F2 is concurrently under review with Rezoning application RZ/FDP 2018-BR-025.	Michael Lynskey	ADOPTION REC (P/H from 4/24/19)

FAIRFAX COUNTY PLANNING COMMISSION

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Revised: 5/9/19

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

ITEMS SCHEDULED FOR DECISION ONLY

PRCA-B-846-02
(Hunter Mill)

RESTON HEIGHTS RESIDENTIAL I, LLC – Appl. to amend the PRC plan associated with RZ-B-846 to permit modifications to PRC plan and conditions for mixed-use development. Located on the E. side of Reston Pkwy. and W. side of Sunrise Valley Dr. on approx. 9.89 ac. of land zoned PRC. Comp. Plan Rec: Mixed Use. Tax Map 17-3 ((21)) 1A, 2B, 3A, 4A, and 5A.

Harold Ellis

D/O TO 5/22/19
(P/H from 5/1/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CODE AMENDMENT</u> (TREE CONSERVATION ORDINANCE)	NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on: May 8, 2019, at 7:30 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia, related to adding civil penalties, as follows: The proposed amendment to the Tree Conservation Ordinance will revise the provision regarding the processing of violations to: add “professional” and certain Arborists to the list of those who may be subject to enforcement; and revise the criminal violations and add provisions to allow the Director to seek civil penalties, rather than criminal convictions, for infractions of the Ordinance pursuant to the enabling provisions in Virginia Code §15.2-961.1. The amendment also revises the Definition section to specify that “Director” means the Director of Land Development Services, and includes other editorial changes. 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 330, of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035-0072.	Jerry Stonefield	ADOPTION REC
SE 2018-PR-023 <i>(Providence)</i>	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 7/17/19 <i>(from 5/22/19)</i>
2232-P18-26 <i>(Providence)</i>	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 7/17/19 <i>(from 5/22/19)</i>

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, May 15, 2019

Posted: 3/29/19
Revised: 3/28/19

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

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

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
None at this time			

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
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ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
SEA 2013-LE-014 (Lee)	Select Properties, LLC (5630 South Van Dorn Street, Alexandria, VA) (Amend SE 2013-LE-014 previously approved for vehicle sale, rental and waiver of minimum lot size/width to allow modifications and development conditions)	D. Creed	P/H to 5/22/19
CSPA 2007-LE-007 (Lee)	The Target Corporation (East of Loisdale Road; South of Franconia Road and West of Frontier Drive) (Amend signage plan)	D. Creed	P/H to 5/22/19
SEA 83-V-076-02 (Mount Vernon)	Fairfax County Board of Supervisors (9518 Richmond Highway, Lorton, VA) (Community Center)	H. Ellis	P/H to 5/22/19

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 16, 2019

Meeting Starts at 7:30 p.m.

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

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Countywide) (Hart)	NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on April 24, 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 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1. Modify existing and add new definitions, as follows: A. Add COMMUNITY GARDEN as land or rooftop area used for the cultivation of herbs, fruits, flowers, vegetables, or ornamental plants by more than one person, household, or a nonprofit organization for personal or group use, consumption, or donation and not for the bona fide production of crops, animals or fowl. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas and accessory structures maintained and used by group members. A community garden does not include a private garden on a lot that contains a single family detached dwelling. Except when located as an accessory use on a lot that is principally used for agriculture, community gardens are not deemed to be an agricultural use; and B. Add FARMERS MARKET as a regularly occurring market that sells farm products or value-added farm products directly to the general public. C. Modify OPEN SPACE to make clarifications and to include community gardens. 2. Add a Community Garden use, as follows: A. Amend Articles 2 and 6 to allow community gardens on common open space and in the PRC District in areas approved for residential uses; amend Article 3 to allow community gardens and farmers markets in the R-A District and to allow community gardens in the R-P through R-MHP Districts. B. Add new provisions to Article 8, Part 8, Temporary Special Permits, to allow community gardens as an accessory use when located on a lot with a principal use and where not otherwise prohibited or when located as the principal use on a lot; establish standards and time limitations for all Community Gardens that may include; gardening on up to 2 acres with	Jennifer Josiah	ADOPTION REC (P/H from 4/24/19)

FAIRFAX COUNTY PLANNING COMMISSION

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administrative approval and gardening on more than 2 and less than 5 acres when approved by the BZA (***Advertised to allow the Board to consider any permitted size of less than 5 acres***), both subject to standard that garden cannot create an erosive condition; the cumulative area of all structures is limited to 250 square feet on gardens of 2 acres or less or as otherwise approved by the BZA (***Advertised to allow the Board to consider accessory structures up to 750 square feet***); a garden setback requirement of at least 15 feet to the front lot line(s) and 25 feet from all other lot lines (***Advertised to allow the Board to consider any setbacks of up to 100 feet from all lot lines***); accessory structure location regulations in accordance with Article 10; compliance with the Noise Ordinance; a prohibition on composting areas in a front yard; adequate screening and maintenance of composting areas; adequate parking and ingress and egress; utilization of practices and equipment commonly used in residential gardening; hours of operation limited to from 7:00 A.M. to dusk (***Advertised to allow the Board to consider unlimited hours of operation***); prohibition on lighting the garden; maintenance of the garden in good condition and restoration of the garden in the event it ceases operation; and a requirement for all gardens of 5,000 square feet or more to obtain a Conservation Plan approved by the Northern Virginia Soil and Water Conservation District and for optional approval for smaller gardens (***Advertised to allow the Board to consider the Conservation Plan as optional or mandatory for all garden sizes***).

- C. Require the filing of a temporary special permit application to establish or expand a community garden, to include an application fee of \$205 for a two-year period and the filing of a temporary special permit application to renew an existing community garden, to include a renewal fee of \$50 for a two-year period. (***Advertised to allow the Board to consider any application or renewal fee of up to \$500 for permitted community gardens, up to \$910 for applications to the BZA, and permit validity up to 5 years.***)
3. Modify existing provisions in Article 8, Part 8, Temporary Special Permits, regarding Farmers Markets, to permit year-round operation; require the provision of adequate parking and ingress and egress; delete the location requirements pertaining to classification of road access; update and clarify terminology; limit sales to only agricultural products and vendor-produced food and beverage items made from farm products; delete signage limitations; and to require the filing of a Group 8 Special Permit application to establish or expand a Farmers Market, to include an application fee of \$205 for a two-year period, and to allow the filing of a renewal application for an existing Farmers Market, to include a renewal fee of \$50 for a two-year period. (***Advertised to allow the Board to consider any fee of up to \$500 and permit validity up to 5 years.***)

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4. Modify and clarify the provisions of Article 10 related to gardening as an accessory use by permitting private gardening of up to 100 square feet within a front yard on any lot and require a minimum front setback of 15 feet. *(Advertised to allow the Board to consider up to unlimited area, no front yard setback and limiting front yard gardening only to single family detached dwellings.)*
5. Delete the Open Air Produce Stand use and fee from the Zoning Ordinance.

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).

[PCA 82-P-044-02](#)
(Providence)

GBA ASSOCIATES LIMITED PARTNERSHIP – Appl. to amend the proffers and development plan for RZ 82-P-044 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.40. Located on the N. side of Arlington Blvd. and the E. side of Fairview Park Pl. on approx. 43.63 ac. of land zoned I-3. Comp. Plan Rec: Industrial and Public Parks. Tax Map 49-4 ((1)) 59A, 59B and 59C.

Kelly Atkinson **D/O TO 5/22/19**
(P/H from 5/1/19)
(from 6/12/19)

[PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05](#)
[Addendum](#)
(Providence)

CITYLINE PARTNERS, LLC – Appls. to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., on approx. 4.04 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 9pt. (Concurrent with PCA 2011-PR-023-03).

Stephen Gardner **D/O TO 5/22/19**
(D/O from 5/8/16)
(P/H from 4/24/19)

[PCA 2011-PR-023-03](#)
(Providence)

CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr. and W. of its intersection with Jones Branch Dr. on approx. 2.91 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 3A and 9pt. (Concurrent with PCA 2011-PR-023-02, CDPA 2011-PR-023-02, FDP 2011-PR-023-05).

Stephen Gardner **D/O TO 5/22/19**
(D/O from 5/8/16)
(P/H from 4/24/19)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, May 16, 2019

Meeting Starts at 7:30 p.m.

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

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

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>2232-S18-31</u> <i>(Springfield)</i>	<u>DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES</u> - Appl. under Sections 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to construct a salt storage facility at Central Material Facility site, located at 5414 Ladue Lane, Fairfax, VA 22030. Tax Map Number: 67-4 ((1)) 19. Area III.	Yvonne Goh	D/O TO 6/12/19
<u>Z.O. Amendment</u> <i>(Cortina)</i> <i>(Countywide)</i>	<u>EDITORIAL AND MINOR REVISIONS TO ARTICLE 2, 7, 10, 16, 17, 18 AND 19</u> - An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: 1) Change the agency name from “Department of Planning and Zoning” or “DPZ” to “Department of Planning and Development” or “DPD” throughout the Ordinance, and specifically in Articles 2, 7, 16, 17, and 18. 2) Clarify that solar collection systems are an accessory use; clarify the types of items that can be for sale at a garage/yard sale as an accessory use to a dwelling and that garage/yard sales are permitted in the residential portion of P-Districts. 3) Revise the provisions addressing finality of the Board of Zoning Appeals’ decisions and its ability to reconsider its decisions. 4) Clarify the provisions related to searches and inspections, as well as permit revocations and appeals.	Sara Morgan	D/O TO 6/12/19
PCA 2002-LE-005 <i>(Lee)</i>	ALWADI, LLC - Appl. to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the N. side of Richmond Hwy. approx. 500 ft. E. of Martha St. on approx. 1.23 ac. of land zoned C-8, CRD and HC. Comp. Plan Rec: Mixed Use. Tax Map 101-4 ((1)) 11A and 12.	Harold Ellis	P/H TO 7/31/19 <i>(from 4/3/19)</i> <i>(from def. indef.)</i> <i>(from 10/18/18)</i> <i>(from 7/12/18)</i> <i>(from 6/14/18)</i> <i>(from 6/13/19)</i> <i>(from 4/19/18)</i> <i>(from 3/15/18)</i>

FAIRFAX COUNTY PLANNING COMMISSION

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Wednesday, May 22, 2019

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Posted: 5/23/19
Revised: 5/23/19

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FEATURE SHOWN

2232-L18-33 - Fairfax County Park Authority, Franconia District Park, 6432 Bowie Drive, Springfield, VA 22150
(Deadline 8/2/19)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA C-637-05</u> <u>Addendum</u> (Dranesville)	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to delete land area from RZ- C-637 previously approved for industrial uses. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.20 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B. (Concurrent with RZ/FDP 2017-DR-012).	Kelly Atkinson	APPROVAL REC (D/O from 5/1/19) (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>RZ 2017-DR-012</u> <u>Addendum</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with ADU/WDU). Located in the NE corner of the intersection of Sunrise Valley Dr., and Frying Pan Rd. on approx. 39.42 ac. of land. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5. (Concurrent with FDP 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	APPROVAL REC (D/O from 5/1/19) (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>FDP 2017-DR-012</u> <u>Addendum</u> (Dranesville)	<u>POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.</u> , to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with ADU/WDU. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 21.26 ac. of land zoned I-5 and R-1 to be rezoned to PRM per RZ 2017-DR-012. Comp. Plan Rec: Mixed Use. Dranesville District. Tax Map 15-4 ((1)) 26B pt. and 24-2 ((1)) 5pt. (Concurrent with RZ 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	APPROVED (D/O from 5/1/19) (D/O from 4/3/19) (D/O from 2/27/19) (P/H from 1/30/19) (from 12/5/18) (from 11/15/18) (from 9/27/18)
<u>PRCA-B-846-02</u> (Hunter Mill)	<u>RESTON HEIGHTS RESIDENTIAL I, LLC</u> – Appl. to amend the PRC plan associated with RZ-B-846 to permit modifications to PRC plan and conditions for mixed-use development. Located on the E. side of Reston Pkwy. and W. side of Sunrise Valley Dr. on approx. 9.89 ac. of land zoned PRC. Comp. Plan Rec: Mixed Use. Tax Map 17-3 ((21)) 1A, 2B, 3A, 4A, and 5A.	William Mayland	D/O TO 6/12/19 (D/O from 5/8/16) (P/H from 5/1/19)
<u>PCA 82-P-044-02</u> (Providence)	<u>GBA ASSOCIATES LIMITED PARTNERSHIP</u> – Appl. to amend the proffers and development plan for RZ 82-P-044 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.40. Located on the N. side of Arlington Blvd. and the E. side of Fairview Park Pl. on approx. 43.63 ac. of land zoned I-3. Comp. Plan Rec: Industrial and Public Parks. Tax Map 49-4 ((1)) 59A, 59B and 59C.	Kelly Atkinson	D/O TO 6/12/19 (D/O from 5/16/19) (P/H from 5/1/19) (from 6/12/19)

FAIRFAX COUNTY PLANNING COMMISSION

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<p>PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05 Addendum (Providence)</p>	<p>CITYLINE PARTNERS, LLC – Appls. to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr., on approx. 4.04 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 9pt. (Concurrent with PCA 2011-PR-023-03).</p>	<p>Stephen Gardner</p>	<p>D/O TO 6/12/19 <i>(D/O from 5/16/19)</i> <i>(D/O from 5/8/16)</i> <i>(P/H from 4/24/19)</i></p>
<p>PCA 2011-PR-023-03 Addendum (Providence)</p>	<p>CITYLINE PARTNERS, LLC – Appl. to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., E. of its intersection with Westbranch Dr. and W. of its intersection with Jones Branch Dr. on approx. 2.91 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 3A and 9pt. (Concurrent with PCA 2011-PR-023-02, CDPA 2011-PR-023-02, FDP 2011-PR-023-05).</p>	<p>Stephen Gardner</p>	<p>D/O TO 6/12/19 <i>(D/O from 5/16/19)</i> <i>(D/O from 5/8/16)</i> <i>(P/H from 4/24/19)</i></p>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<p>PCA 2016-HM-007/CDPA 2016-HM-007 (Hunter Mill)</p>	<p>ONE RESTON CO., LLC AND TWO RESTON CO., LLC – Appls. to amend the proffers and conceptual development plan for RZ 2016-HM-007, previously approved for a mixed-use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.62. Located on the W. of Reston Pkwy., N. of Sunrise Valley Dr., E. of Edmund Halley Dr. and S. of the Dulles Airport Access and Toll Rd., on approx. 12.77 ac. of land zoned PDC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map 17-3 ((8)) 1 A1 (pt.) and 1B (pt.). (Concurrent with FDPA 2016-HM-007).</p>	<p>Mary Ann Tsai</p>	<p>APPROVAL REC</p>
<p>FDPA 2016-HM-007 (Hunter Mill)</p>	<p>ONE RESTON CO., LLC AND TWO RESTON CO., LLC – Appl. to amend the final development plan for FDP 2016-HM-007 to permit site modifications and associated changes to development conditions. Located on the W. of Reston Pkwy., N. of the Sunrise Valley Dr., E. of Edmund Halley Dr. and S. of the Dulles Airport Access and Toll Rd. on approx. 14.93 ac. of land zoned PDC. Tax Map 17-3 ((8)) 1 A1 (pt.) and 1B (pt.). (Concurrent with PCA 2016-HM-007 and CDPA 2016-HM-007).</p>	<p>Mary Ann Tsai</p>	<p>APPROVED</p>
<p>RZ 2018-HM-002/FDP 2018-HM-002 (Hunter Mill)</p>	<p>RESTON CROSSING, LP – Appls. to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.31 and approval of the conceptual and final development plan. Located on the S. side of the Dulles Airport Access and Toll Rd., W. side of Reston Pkwy., N. of Sunrise Valley Dr. on approx. 14.07 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Hunter Mill District. Tax Map 17-3 ((8)) A and 2A (pt.) and Edmund Halley Drive public right-of-way to be vacated and/or abandoned. (Concurrent with FDP 2018-HM-002). (Approval of this application may enable the</p>	<p>Mary Ann Tsai</p>	<p>APPROVAL REC APPROVED</p>

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vacation and/or abandonment of portions of the public right-of-way for Edmund Halley Drive to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

[CSPA 2007-LE-007](#)
(Lee)

THE TARGET CORPORATION – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2007-LE-007 to permit sign modifications. Located on the E. of Loisdale Rd., S. of Franconia Rd. and W. of Frontier Dr. on approx. 13.65 ac. of land zoned PDC, SC and HC. Tax Map 90-2 ((13)) 2.

Daniel Creed

APPROVED
(from 5/15/19)

[SEA 83-V-076-02](#)
(Mount Vernon)

FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. under Sect. 3-804 of the Zoning Ordinance to amend SE 83-V-076 previously approved for a public benefit association to permit site modifications and modification of development conditions. Located at 9518 Richmond Hwy., Lorton, 22079 on approx. 7.66 ac. of land zoned R-8. Tax Map 107-4 ((1)) 34 and 107-4 ((5)) 4.

William
Mayland

D/O TO 6/12/19
(from 5/15/19)

[2232-V18-25](#)
(Mount Vernon)

FAIRFAX COUNTY BOARD OF SUPERVISORS – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to develop a new community center located at 9518 Richmond Highway. Tax Map: 107-4 ((1)) 34 and 107-4 ((5)) 4. Area IV.

Natalie Knight

D/O TO 6/12/19
(from 5/15/19)

[PCA 2006-SU-025-04/](#)
[FDPA 2006-SU-025-0](#)
(Sully)

REGENCY CENTERS ACQUISITION, LLC – Appls. to amend the proffers and final development plan for RZ 2006-SU-025-03 previously approved for mixed use development to permit a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.08 on the part of Land Bay D subject to this PCA/FDPA (overall FAR of Land Bay D is 0.41). Located in the N.E. corner of the northern intersection of Newbrook Dr. and Westfields Blvd. on approx. 1 ac. of land zoned PDC, WS and AN. Comp. Plan Rec: Mixed Use. Tax Map 44-1 ((1)) 6H2 (pt.).

Emma Estes

APPROVAL REC
APPROVED