

# February 2020

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 <b>PC Meeting View Agenda</b>	6 <b>No PC Meeting</b>	7	8
9	10	11	12 <b>PC Meeting View Agenda</b>	13 <b>CIP Committee 7:30 p.m. to 9:30 p.m.</b>	14	15
16	17 <b>President's Day</b> <i>County Closed</i>	18	19 <b>PC Meeting View Agenda</b>	20 <b>No PC Meeting</b>	21	22
23	24	25	26 <b>PC Meeting View Agenda</b>	27 <b>CIP Committee 7:30 p.m. to 9:30 p.m.</b>	28	29

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 February 5, 2020**  
**Meeting Starts at 7:30 p.m.**

Posted: 2/6/20  
 Revised: 2/6/20

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

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">PCA 2002-HM-043-04/ CDPA 2002-HM-043-03</a> (Dranesville)	<b>ARROWBROOK CENTRE, LLC</b> – PCA and CDPA Appl(s). to amend the proffers and conceptual development plan, for RZ 2002-HM-043, previously approved for mixed-use development, to permit site design modifications and revisions to proffers at a Floor Area Ratio (FAR) of 3.01(Overall Development-FAR 0.99). Located on the W. side of Centreville Rd., N. of Arrowbrook Centre Dr. and S. of Dulles Airport Access Rd., on approx. 3.37 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Dranesville District. Tax Map 16-3 ((20)) 5 (pt.), 7C (pt.), 4A and 16-3 ((20)) (1) D(pt.). (Concurrent with FDPA 2002-HM-043-06).	Z. Fountain	<b>D/O to 2/12/20</b> (D/O from 1/29/20)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">PCA 84-L-083-02</a> (Lee)	<b>THE UNITED COMMUNITY OF MUSLIMS OF THE UNITED STATES OF AMERICA</b> – PCA Appl. to amend the proffers for RZ 84-L-083 previously approved for warehouse and storage yard to permit a place of worship and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the E. side of Cinder Bed Rd., approx. 370 ft. South of the Terminus of Cinder Bed Rd. on approx. 1.14 ac. of land zoned I-5. Comp. Plan Rec: Industrial Uses up to 0.35 FAR. Lee District. Tax Map 99-2 ((1)) 20.	D. Creed	<b>D/O to 2/12/20</b> (from 1/8/20) (from 9/19/19) (from 7/31/19)
<a href="#">CSP 2009-HM-017</a> (Dranesville)	<b>NUGGET JOINT VENTURE, L.C.</b> – CSP Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-HM-017. Located on the S. side of Sunrise Valley Dr. and Dulles Airport Access and Toll Rd., W. of Carta Way. N. of Magna Way and E. of King John’s Way on approx. 13.61 ac. of land zoned PRM. Dranesville District. Tax Map 15-2 ((1)) 13A1 and 15-4 ((5)) 5B1.	K. Atkinson	<b>Approved</b> (from 12/11/19) (from 11/20/19)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 12, 2020**  
**Meeting Starts at 7:30 p.m.**

Posted: 2/13/20  
Revised: 2/13/20

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

<a href="#"><u>RZ/FDP 2019-SU-009</u></a> (Sully)	<b>ELM STREET COMMUNITIES, INC.</b> – Appls. to rezone from I-3, AN and WS to PDH-8, AN and WS to permit residential development with an overall density of 7.88 dwelling units per acre (du/ac) including density associated with affordable housing and approval of the conceptual and final development plan. Located on the E. of Parkstone Dr. and S. of Conference Center Dr., immediately S. of 14800 and 14850 Conference Center Dr. on approx. 19.92 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 43-4 ((1)) 16. (Concurrent with PCA 78-S-063-09, PCA 85-S-061-06 and PCA 86-S-039).	Emma Estes	<b>REC APPROVAL</b>  (D/O from 1/29/20)
<a href="#"><u>PCA 78-S-063-09</u></a> (Sully)	<b>ELM STREET COMMUNITIES, INC.</b> – Appl. to amend the proffers for RZ 78-S-063 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the E. of Parkstone Dr. and S. of Conference Center Dr., immediately S. of 14800 and 14850 Conference Center Dr. on approx. 11.07 ac. of land zoned I-3, WS and AN. Comp. Plan Rec: Mixed Uses. Tax Map 43-4 ((1)) 16 (pt.). (Concurrent with RZ/FDP 2019-SU-009, PCA 85-S-061-06 and PCA 86-S-069).	Emma Estes	<b>REC APPROVAL</b>  (D/O from 1/29/20)
<a href="#"><u>PCA 85-S-061-06</u></a> (Sully)	<b>ELM STREET COMMUNITIES, INC.</b> – Appl. to amend the proffers for RZ 85-S-061 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the E. of Parkstone Dr. and S. of Conference Center Dr., immediately S. of 14800 and 14850 Conference Center Dr. on approx. 0.53 ac. of land zoned I-3, WS and AN. Comp. Plan Rec: Mixed Uses. Tax Map 43-4 ((1)) 16 (pt.). (Concurrent with RZ/FDP 2019-SU-009, PCA 78-S-063-09 and PCA 86-S-069).	Emma Estes	<b>REC APPROVAL</b>  (D/O from 1/29/20)
<a href="#"><u>PCA 86-S-039</u></a> (Sully)	<b>ELM STREET COMMUNITIES, INC.</b> – Appl. to amend the proffers for RZ 86-S-039 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the E. of Parkstone Dr. and S. of Conference Center Dr., immediately S. of 14800 and 14850 Conference Center Dr. on approx. 6.18 ac. of land zoned I-3, WS and AN. Comp. Plan Rec: Mixed Uses. Tax Map 43-4 ((1)) 16 (pt.). (Concurrent with RZ/FDP 2019-SU-009, PCA 78-S-063-09 and PCA 85-S-061-06).	Emma Estes	<b>REC APPROVAL</b>  (D/O from 1/29/20)
<a href="#"><u>PCA 2002-HM-043-04/</u></a> <a href="#"><u>CDPA 2002-HM-043-03</u></a> (Dranesville)	<b>ARROWBROOK CENTRE, LLC</b> – PCA and CDPA Appl(s). to amend the proffers and conceptual development plan, for RZ 2002-HM-043, previously approved for mixed-use development, to permit site design modifications and revisions to	Z. Fountain	<b>REC APPROVAL</b>  (D/O from 2/5/20) (D/O from 1/29/20)



**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, February 12, 2020**

**Meeting Starts at 7:30 p.m.**

Posted: 2/13/20  
Revised: 2/13/20

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

Floor Area Ratio (FAR) of 0.24. Located on the N. side of Bennett St. and E. side of Dranesville Rd. on approx. 40.68 ac. of land zoned R-3. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012).

[SEA 81-M-058-03](#)  
[Addendum](#)  
(Mason)

**SEA 81-M-058-03 - MCDONALD'S CORPORATION** - Appl. under Sects. 7-601, 7-607 and 9-601 of the Zoning Ordinance to amend SE 81-M-058 previously approved for a fast food restaurant with drive through to permit site modifications and associated modifications to development conditions. Located 4803 Leesburg Pike, Alexandria, 22302 on approx. 1.38 ac. of land zoned C-8, CRD, SC and HC. Mason District. Tax Map 62-3 ((1)) 34.

Sharon Williams **D/O to 2/19/20**  
(from 1/15/20)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 19, 2020**  
**Meeting Starts at 7:30 p.m.**

Posted: 2/20/20  
 Revised: 2/20/20

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SEA 81-M-058-03</u></a> <a href="#"><u>Addendum</u></a> (Mason)	<b>SEA 81-M-058-03 - MCDONALD'S CORPORATION</b> - Appl. under Sects. 7-601, 7-607 and 9-601 of the Zoning Ordinance to amend SE 81-M-058 previously approved for a fast food restaurant with drive through to permit site modifications and associated modifications to development conditions. Located 4803 Leesburg Pike, Alexandria, 22302 on approx. 1.38 ac. of land zoned C-8, CRD, SC and HC. Mason District. Tax Map 62-3 ((1)) 34.	Sharon Williams	<b>REC APPROVAL</b> (D/O from 2/12/20) (from 1/15/20)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2019-SP-014</u></a> (Springfield)	<b>Brightview Senior Living Development LLC</b> RZ and FDP Appls. to rezone from R-1 and WS to PDH-4 and WS to permit additional land area for an independent living and assisted living facility with no increase in density or intensity and approval of the final development plan. Located on the S. side of Lee Hwy. approx. 450 ft. W. of Summit Dr., on approx. 0.16 ac. of land. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 36B. (Concurrent with PCA/CDPA/FDPA 2017-SP-017).	K. Atkinson	<b>D/O TO 2/26/20</b>
<a href="#"><u>PCA/CDPA/FDPA 2017-SP-017</u></a> (Springfield)	<b>Brightview Senior Living Development LLC</b> PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2017-SP-017, previously approved for independent living and an assisted living facility, to permit independent living and an assisted living facility and associated modifications to proffers and site design at a density of 15.16 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) of 0.21. Located on the S. side of Lee Hwy. approx. 450 ft. W. of its intersection with Summit Dr., on approx. 5.62 ac. of land zoned PDH-4 and WS. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 31A. (Concurrent with RZ/FDP 2019-SP-014).	K. Atkinson	<b>D/O TO 2/26/20</b>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 26, 2020**  
**Meeting Starts at 7:30 p.m.**

Posted: 2/27/20  
 Revised: 2/27/20

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2019-SP-014</u></a> <i>(Springfield)</i>	<b>Brightview Senior Living Development LLC</b> RZ and FDP Appls. to rezone from R-1 and WS to PDH-4 and WS to permit additional land area for an independent living and assisted living facility with no increase in density or intensity and approval of the final development plan. Located on the S. side of Lee Hwy. approx. 450 ft. W. of Summit Dr., on approx. 0.16 ac. of land. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 36B. (Concurrent with PCA/CDPA/FDPA 2017-SP-017).	K. Atkinson	<b>REC APPROVAL</b> <i>(D/O from 2/26/20)</i>
<a href="#"><u>FDP 2019-SP-014</u></a> <i>(Springfield)</i>	<b>Brightview Senior Living Development LLC</b> RZ and FDP Appls. to rezone from R-1 and WS to PDH-4 and WS to permit additional land area for an independent living and assisted living facility with no increase in density or intensity and approval of the final development plan. Located on the S. side of Lee Hwy. approx. 450 ft. W. of Summit Dr., on approx. 0.16 ac. of land. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 36B. (Concurrent with PCA/CDPA/FDPA 2017-SP-017).	K. Atkinson	<b>APPROVED</b> <i>(D/O from 2/26/20)</i>
<a href="#"><u>PCA/CDPA 2017-SP-017</u></a> <i>(Springfield)</i>	<b>Brightview Senior Living Development LLC</b> PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2017-SP-017, previously approved for independent living and an assisted living facility, to permit independent living and an assisted living facility and associated modifications to proffers and site design at a density of 15.16 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) of 0.21. Located on the S. side of Lee Hwy. approx. 450 ft. W. of its intersection with Summit Dr., on approx. 5.62 ac. of land zoned PDH-4 and WS. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 31A. (Concurrent with RZ/FDP 2019-SP-014).	K. Atkinson	<b>REC APPROVAL</b> <i>(D/O from 2/26/20)</i>
<a href="#"><u>FDPA 2017-SP-017</u></a> <i>(Springfield)</i>	<b>Brightview Senior Living Development LLC</b> PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2017-SP-017, previously approved for independent living and an assisted living facility, to permit independent living and an assisted living facility and associated modifications to proffers and site design at a	K. Atkinson	<b>APPROVED</b> <i>(D/O from 2/26/20)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, February 26, 2020**

**Meeting Starts at 7:30 p.m.**

Posted: 2/27/20  
Revised: 2/27/20

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

density of 15.16 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) of 0.21. Located on the S. side of Lee Hwy. approx. 450 ft. W. of its intersection with Summit Dr., on approx. 5.62 ac. of land zoned PDH-4 and WS. Comp. Plan Rec: Residential at 1-2 du/ac with an option for independent/assisted living at 4 du/ac. Springfield District. Tax Map 55-4 ((1)) 31A. (Concurrent with RZ/FDP 2019-SP-014).

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PCA 2016-SU-015</u></a> (Sully)	<b>OLD LEE ROAD, LLC</b> , - PCA Appl. to amend the proffers for RZ 2016-SU-005 previously approved for new vehicle storage, vehicle major and light service establishment to permit new vehicle storage, vehicle major and vehicle light service establishment and modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.10. Located on the N. side of Old Lee Rd. approx. 500 ft. E. of its intersection with Stonecroft Blvd. on approx. 5.35 ac. of land zoned 1-5, AN and WS. Comp. Plan Rec: Industrial. Sully District. Tax Map 43-2 ((1)) 2	S. Williams	<b>REC APPROVAL</b>
<a href="#"><u>AF 2019-DR-004</u></a> (Dranesville)	<b>MANE MANOR LLC AND NORMANDY FARM LLC</b> , - Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located generally surrounding 9640 Georgetown Pike, and at the terminus of Rossmore Ct., Great Falls, on 31.54 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after February 26, 2020 to obtain the recommendations. Dranesville District. Tax Map 13-1 ((1)) 39B, 40, 50B, 50C; 13-1 ((6)) E; 8-3 ((1)) 41A and 41B.	E. Alster	<b>D/O to 3/4/2020</b>
PCA 87-V-064-03 (Mount Vernon)	<b>MCDONALD'S USA, LLC</b> , PCA Appl. to amend the proffers for RZ 87-V-064 previously approved for a retail shopping center to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .09. Located on the W. side of Richmond Hwy., N. of Armistead Rd. and S. of Lorton Rd. on approx. 39,988 sq. ft. of land zoned C-8. Comp. Plan Rec: Retail and other Commercial Uses. Mount Vernon District. Tax Map 108-3 ((1)) 25. (Concurrent with SEA 94-V-030)	J. Onyebuchi	<b>P/H to 3/4/20</b> (from 1/29/20)
SEA 94-V-030 (Mount Vernon)	<b>MCDONALD'S USA, LLC</b> , SEA Appl. under Sects. 4-804, 9-501 and 9-502 of the Zoning Ordinance to amend SE 94-V-030 previously approved for a restaurant with drive through to permit associated modifications to site design and development conditions. Located at 9398 Richmond Hwy., Lorton, 22079 on approx. 39,988 sq. ft. of land zoned C-8. Mount Vernon District. Tax Map 108-3 ((1)) 25. (Concurrent with PCA 87-V-064-03).	J. Onyebuchi	<b>P/H to 3/4/20</b> (from 1/29/20)



**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, February 26, 2020**  
**Meeting Starts at 7:30 p.m.**

Posted: 2/27/20  
 Revised: 2/27/20

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

[456A-M83-21-3](#)  
 (Mason)

**FAIRFAX COUNTY, DPWES, CAPITAL FACILITIES,**  
 Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on WEDNESDAY, FEBRUARY 26th at 7:30 P.M., in the Board Auditorium of the Fairfax County Government Center Building, 12000 Government Center Pkwy., Fairfax, VA., on Application 456A-M83-21-3 to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to reconstruct existing Operations Support Bureau building, located at 3911 Woodburn Road, Annandale, VA 22003. Tax Map Number: 59-3 ((1)) 11B.

E. Mitchell **D/O to 3/4/20**

[SE 2019-DR-012](#)  
 (Dranesville)

**MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD** – Appl. under Sects. 3-302 and 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with PCA 89-D-007-02 and 2232-D18-32).

Jerrell Timberlake **D/O to 3/4/20**  
 (P/H from 2/12/20)  
 (from 1/15/20)  
 (from 10/16/19)  
 (from 7/24/19)  
 (from 10/2/19)

2232-D18-32  
 (Dranesville)

**MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT** – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 700 Bennet St., Herndon, 20170 on approx. 40.68 ac. of land zoned R-3. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012).

Jerrell Timberlake **D/O to 3/4/20**  
 (P/H from 2/12/20)  
 (from 1/15/20)  
 (from 10/16/19)  
 (from 7/24/19)  
 (from 10/2/19)

[PCA 89-D-007-02](#)  
 (Dranesville)

**MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD** – Appl. to amend the proffers for RZ 89-D-007 previously approved for public uses to permit a telecommunications facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the N. side of Bennett St. and E. side of Dranesville Rd. on approx. 40.68 ac. of land zoned R-3. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Tax Map 10-2 ((1)) 6A. (Concurrent with SE 2019-DR-012).

Jerrell Timberlake **D/O to 3/4/20**  
 (P/H from 2/12/20)  
 (from 1/15/20)  
 (from 10/16/19)  
 (from 7/24/19)  
 (from 10/2/19)