

January 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 New Year's Day <i>County closed</i>	2 No PC Meeting	3	4
5	6	7	8 PC Meeting View Agenda	9 No PC Meeting	10	11
12	13	14	15 PC Meeting View Agenda	16 No PC Meeting	17	18
19	20 Martin Luther King Day <i>County closed</i>	21	22 PC Meeting View Agenda	23 No PC Meeting	24	25
26	27	28	29 PC Meeting View Agenda	30 No PC Meeting	31	

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, January 8, 2020

Meeting Starts at 7:30 p.m.

Posted: 1/9/20
Revised: 1/9/20

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

FEATURE SHOWN

2232-V19-3 – Department of Public Works and Environmental Services, Mount Vernon RECenter, 2017 Belle View Boulevard, Alexandria, VA 22307 (**Deadline: 3/11/20**)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2019-MA-004</u> (Mason)	<u>CHICK-FIL-A, INC.</u> – Appl. under Sects. 7-100, 7-067 and 9-500 of the Zoning Ordinance to permit a restaurant with drive-thru in a Highway Corridor Overlay District. Located at 7120 Little River Tpke., Annandale, 22003 on approx. 1.12 ac. of land zoned C-6, CRD, SC and HC. Tax Map 71-1 ((1)) 110, 111 and 112.	Sharon Williams	APPROVAL REC (P/H from 12/11/19) (from 12/4/19) (from 10/2/19)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SEA 95-P-022</u> (Providence)	<u>BURKE PETROLEUM REALTY LLC</u> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., McLean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.	Daniel Creed	APPROVAL REC (from 12/11/19) (from 10/16/19) (from 7/24/19) (from 5/1/19)
<u>SE 2019-SU-019</u> (Sully)	<u>MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE: T-MOBILE</u> – Appl. under Sects. 2-514, 3-104, 9-103, 9-104 and 9-105 of the Zoning Ordinance to permit a telecommunication facility. Located adjacent to 4920 Stringfellow Rd., Centreville, 20120 on approx. 12.26 ac. of land zoned R-1 and WS. Tax Map 55-1 ((3)) 45, 46 and 46A. (Concurrent with 2232-Y19-8).	Evelyn Mitchell	D/O TO 1/15/20
<u>2232-Y19-8</u> (Sully)	<u>MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE: T-MOBILE</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located adjacent to 4920 Stringfellow Rd., Centreville, 20120 on approx. 12.26 ac. of land zoned R-1 and WS. Tax Map 55-1 ((3)) 45, 46, and 46A. (Concurrent with SE 2019-SU-019).	Evelyn Mitchell	D/O TO 1/15/20
<u>Zoning Ordinance Amendment</u> (Countywide) (Cortina)	<u>ZONING ORDINANCE AMENDMENT (ARTICLE 14: OUTDOOR LIGHTING AND RELATED PROVISIONS)</u> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Amend Sect. 7-204 to add sports illumination plans (SIPs) to plans the Architectural Review Board reviews and provides recommendations on within Historic Overlay Districts. (2) Amend Part 9 of Article 14 for outdoor lighting: A. Revise the applicability provisions in Sect. 14-902 to apply the new color temperature and lumen standards to new and replaced outdoor lighting fixtures, and to allow routine maintenance that does not result in a color	Carmen Bishop	D/O TO 1/15/20

FAIRFAX COUNTY PLANNING COMMISSION

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temperature that exceeds the proposed standard.

- B. Add a maximum correlated color temperature standard.
 - C. Add a SIP perimeter area for tee boxes on golf courses and driving ranges, revise the perimeter area for baseball/softball fields, and clarify that all perimeter areas must be located entirely on the same lot.
 - D. Revise the turn-off time from 11:00 PM to 10:00 PM for lighting that is subject to a SIP on properties that are both zoned to a residential district and developed with a single family residential use. [*Advertised to permit the Board to consider hours beginning between 10:00 PM and 11:00 PM.*]
 - E. Revise the standards for exemption of motion activated light fixtures to allow a maximum of 4,000 lumens and other modifications. [*Advertised to permit the Board to consider a range of 2,500 to 6000 lumens.*]
 - F. Revise the standards for exemption of light fixtures on lots with single family dwellings to reduce the maximum lumens from 2,000 to 1,500 lumens.
- (3) Amend the definition of lumen in Article 20.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 15, 2020
Meeting Starts at 7:30 p.m.

Posted: 1/16/20
 Revised: 1/16/20

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

FEATURE SHOWN
None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2019-SU-019</u> (Sully)	<u>MILESTONE TOWER LIMITED PARTNERSHIP IV</u> <u>D/B/A MILESTONE: T-MOBILE</u> – Appl. under Sects. 2-514, 3-104, 9-103, 9-104 and 9-105 of the Zoning Ordinance to permit a telecommunication facility. Located adjacent to 4920 Stringfellow Rd., Centreville, 20120 on approx. 12.26 ac. of land zoned R-1 and WS. Tax Map 55-1 ((3)) 45, 46 and 46A. (Concurrent with 2232-Y19-8).	Evelyn Mitchell	REC APPROVAL (D/O from 1/8/20)
<u>2232-Y19-8</u> (Sully)	<u>MILESTONE TOWER LIMITED PARTNERSHIP IV</u> <u>D/B/A MILESTONE: T-MOBILE</u> – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit a telecommunications facility. Located adjacent to 4920 Stringfellow Rd., Centreville, 20120 on approx. 12.26 ac. of land zoned R-1 and WS. Tax Map 55-1 ((3)) 45, 46, and 46A. (Concurrent with SE 2019-SU-019).	Evelyn Mitchell	CONCUR (D/O from 1/8/20)
<u>Zoning Ordinance Amendment</u> (Countywide) (Cortina)	<u>ZONING ORDINANCE AMENDMENT (ARTICLE 14: OUTDOOR LIGHTING AND RELATED PROVISIONS)</u> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Amend Sect. 7-204 to add sports illumination plans (SIPs) to plans the Architectural Review Board reviews and provides recommendations on within Historic Overlay Districts. (2) Amend Part 9 of Article 14 for outdoor lighting: A. Revise the applicability provisions in Sect. 14-902 to apply the new color temperature and lumen standards to new and replaced outdoor lighting fixtures, and to allow routine maintenance that does not result in a color temperature that exceeds the proposed standard. B. Add a maximum correlated color temperature standard. C. Add a SIP perimeter area for tee boxes on golf courses and driving ranges, revise the perimeter area for baseball/softball fields, and clarify that all perimeter areas must be located entirely on the same lot. D. Revise the turn-off time from 11:00 PM to 10:00 PM for lighting that is subject to a SIP on properties that are both zoned to a residential district and developed with a single family residential use. [<i>Advertised to permit the Board to consider hours beginning between 10:00 PM and 11:00 PM.</i>] E. Revise the standards for exemption of motion activated light fixtures to allow a maximum of 4,000 lumens and	Carmen Bishop	REC ADOPTION (D/O from 1/8/20)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 15, 2020
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other modifications. [*Advertised to permit the Board to consider a range of 2,500 to 6000 lumens.*]

- F. Revise the standards for exemption of light fixtures on lots with single family dwellings to reduce the maximum lumens from 2,000 to 1,500 lumens.
- (3) Amend the definition of lumen in Article 20.

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 84-L-020-26/CDPA 84-L-020-07/</u>	KINGSTOWNE M&N LP AND KINGSTOWNE TOWNE CENTER, LP – Appls to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development to permit residential/mixed-use development and associated modifications to proffers and site design at a density of 119 dwelling units per acre (du/ac). Located on the S. side of Kingstowne Village Pkwy. approx. 1,650 ft. W. of its intersection with S. Van Dorn St., on approx. 5.46 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Map 91-2 ((1)) 36B and 36G (part).	Kelly Posusney	REC APPROVAL <i>(from 11/20/19)</i>
<u>FDPA 84-L-020-02-15</u> <i>(Lee)</i>	KINGSTOWNE M&N LP AND KINGSTOWNE TOWNE CENTER, LP – Appls to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development to permit residential/mixed-use development and associated modifications to proffers and site design at a density of 119 dwelling units per acre (du/ac). Located on the S. side of Kingstowne Village Pkwy. approx. 1,650 ft. W. of its intersection with S. Van Dorn St., on approx. 5.46 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Tax Map 91-2 ((1)) 36B and 36G (part).	Kelly Posusney	APPROVED <i>(from 11/20/19)</i>
<u>SE 2019-LE-013</u> <i>(Lee)</i>	APAH OAKWOOD, LLC – Appl. under Sects. 3-604, 9-006, 9-304 and 9-306 of the Zoning Ordinance to permit an independent living facility. Located at 5815, 5839, 5901 and 5907 South Van Dorn St., Alexandria, 22310 on approx. 6.21 ac. of land zoned R-8. Lee District. Tax Map 81-2 ((1)) 17C and 81-4 ((1)) 32, 33 and 34. (Concurrent with PCA 85-L-006).	Daniel Creed	REC APPROVAL <i>(from 12/4/19)</i>
<u>PCA 85-L-006</u> <i>(Lee)</i>	APAH OAKWOOD, LLC – Appl. to amend the proffers for RZ 85-L-006 previously approved for residential development to permit an independent living facility and associated modifications to proffers and site design with an overall density of 24.2 du/ac. Located on the S.W. corner of the intersection of Oakwood Rd. and South Van Dorn St. on approx. 6.21 ac. of land zoned R-8. Comp. Plan Rec: Open Space with an option for up to 150 units and affordable multifamily senior living. Tax Map 81-2 ((1)) 17C and 81-4 ((1)) 32, 33 and 34. (Concurrent with SE 2019-LE-013).	Daniel Creed	REC APPROVAL <i>(from 12/4/19)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 15, 2020
Meeting Starts at 7:30 p.m.

Posted: 1/16/20
Revised: 1/16/20

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

[RZ/FDP 2019-SU-009](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

P/H to 1/29/2020

[PCA 78-S-063-09](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

P/H to 1/29/2020

[PCA 85-S-061-06](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

P/H to 1/29/2020

[PCA 86-S-039](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

P/H to 1/29/2020

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 22, 2020

Posted: 11/30/19
Revised: 1/14/20

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.

PC MEETING CANCELLED

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 29, 2020
Meeting Starts at 7:30 p.m.

Posted: 1/30/20
 Revised: 1/30/20

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
NONE			

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 2002-HM-043-04/ CDPA 2002-HM-043-03</u> (Dranesville)	ARROWBROOK CENTRE, LLC – 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	D/O to 2/5/20
<u>FDPA 2002-HM-043-06</u> (Dranesville)	ARROWBROOK CENTRE, LLC – FDPA Appl. to amend the final development plan for RZ 2002-HM-043, previously approved for mixed-use development, to permit modifications to site design and revisions to proffers at a Floor Area Ratio (FAR) of 1.44 (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. 1.46 ac. of land zoned PDC. Comp. Plan Rec: Mixed-Use. Dranesville District. Tax Map 16-3 ((20)) 4A (pt.) and 16-3 (1) D (pt.). (Concurrent with PCA 2002-HM-043-04 and CDPA 2002-HM-043-03).	Z. Fountain	D/O to 2/5/20
<u>CSP 2018-SU-008</u> (Sully)	K. HOVNANIAN HOMES AT PENDER OAKS, LLC – CSP Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2018-SU-008. Located on the W. side of Fair Ridge Dr., N. of Lee Jackson Memorial Hwy. on approx. 18.07 ac. of land zoned PDH-12, HC and WS. Sully District. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with CSPA 83-C-021-02).	S. Williams	Approved
<u>CSPA 83-C-021-02</u> (Sully)	K. HOVNANIAN HOMES AT PENDER OAKS, LLC – CSPA Appl. Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 83-C-021 to permit sign modifications. Located on the N. side of Lee Jackson Memorial Hwy. and W. side of Fair Ridge Dr. on approx. 9.99 ac. of land zoned PDC, HC and WS. Sully District. Tax Map 46-3 ((1)) 15A3. (Concurrent with CSP 2018-SU-008).	S. Williams	Approved
<u>RZ/FDP 2019-SU-009</u> (Sully)	ELM STREET COMMUNITIES, INC. – 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	Emma Estes	D/O to 2/12/20 (from to 1/29/20)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 29, 2020

Meeting Starts at 7:30 p.m.

Posted: 1/30/20
Revised: 1/30/20

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

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).

[PCA 78-S-063-09](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

D/O to 2/12/20
(from to 1/29/20)

[PCA 85-S-061-06](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

D/O to 2/12/20
(from to 1/29/20)

[PCA 86-S-039](#)
(Sully)

ELM STREET COMMUNITIES, INC. – 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

D/O to 2/12/20
(from to 1/29/20)