

# November 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<br><b>PC Meeting<br/>View Agenda</b>   | 5<br><b>Tysons Committee<br/>7:30 p.m.<br/>(Conf. Rm. 11)</b> | 6                          | 7        |
| 8      | 9      | 10      | 11<br><b>Veterans Day<br/>County Closed</b>  | 12<br><b>PC Meeting<br/>View Agenda</b>                       | 13                         | 14       |
| 15     | 16     | 17      | 18<br><b>Land Use Process<br/>Review Committee<br/>6:30 p.m.<br/>PC Meeting*<br/>SSPA Hearings<br/>View Agenda</b> | 19<br><b>PC Meeting<br/>SSPA Hearings<br/>View Agenda</b>     | 20                         | 21       |
| 22     | 23     | 24      | 25<br><b>No PC Meeting</b>   | 26<br><b>THANKSGIVING<br/>DAY</b>                             | 27<br><b>County Closed</b> | 28       |
| 29     | 30     |         |  |   |                            |          |

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.

Posted: 11/4/20  
Revised: 11/5/20

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 4, 2020**  
**Meeting Starts at 7:30 p.m.**

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

**FEATURE SHOWN**

2232-M20-1 – DEPARTMENT OF PLANNING AND DEVELOPMENT, COMMUNITY REVITALIZATION SECTION, PROPOSED ANNANDALE CIVIC SPACE (PUBLIC PARK), 7200 COLUMBIA PIKE, ANNANDALE, VA 22003 (**Deadline: 11/4/20**) - **NO MOTION MADE**

**ITEMS SCHEDULED FOR DECISION ONLY**

| <b>Application</b>  | <b>Applicant</b>   | <b>Staff</b>      | <b>PC Action</b>  |
|---|--|-------------------|---|
| <a href="#">PCA-C-448-35/</a><br><a href="#">CDPA-C-448-08/</a><br><i>Lee</i> | <b>KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP</b> – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ C-448, previously approved for mixed use development, to permit associated modifications to proffers and site design at a FAR of 0.18. Located on the N. side of Kingstowne Blvd. and W. side of South Van Dorn St., on approx. 23.18 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 91-2 ((1)) 32A. (Concurrent with SEA 94-L-004-03). | Kelly<br>Posusney | <b>Rec Approval</b><br><i>D/O from</i><br><i>10/21/20</i> |
| <a href="#">SEA 94-L-004-03</a><br><i>Lee</i>                                 | <b>KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP</b> – Appl. under Sect. 6-105 of the Zoning Ordinance to amend SE 94-L-004-03 previously approved for restaurants and restaurants with drive through to permit associated modifications to site design and development conditions. Located 5820 Kingstowne Cr., Alexandria, 22315 on approx. 23.18 ac. of land zoned PDH-4. Tax Map 91-2 ((1)) 32A. (Concurrent with PCA-C-448-35/CDPA-C-448-08/FDPA-C-448-05-05).  | Kelly<br>Posusney | <b>Rec Approval</b><br><i>D/O from</i><br><i>10/21/20</i> |
| <a href="#">FDPA-C-448-05-05</a><br><i>Lee</i>                                | <b>KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP</b> – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ C-448, previously approved for mixed use development, to permit associated modifications to proffers and site design at a FAR of 0.18. Located on the N. side of Kingstowne Blvd. and W. side of South Van Dorn St., on approx. 23.18 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 91-2 ((1)) 32A. (Concurrent with SEA 94-L-004-03). | Kelly<br>Posusney | <b>Approved</b><br><i>D/O from</i><br><i>10/21/20</i>     |

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b>Application</b>                                    | <b>Applicant</b>  | <b>Staff</b>       | <b>PC Action</b>                              |
|---|---|--------------------|---|
| <a href="#">PCA 74-2-112-04</a><br><i>Springfield</i> | <b>ARCLAND PROPERTY COMPANY, LLC</b> – Appl. to amend the proffers for RZ 74-2-112 previously approved for a restaurant with a drive-through to permit a mini-warehousing establishment and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located on the E. side of West Ox Rd. approx. 180 ft. N. of the intersection with Piney Branch Rd. on approx. 1.13 ac. of land zoned I-5 and WS. Comp. Plan Rec: Industrial. Tax Map 56-1 ((13)) 2. (Concurrent with SE 2020-SP-007). | Sharon<br>Williams | <b>Rec Approval</b><br><i>(from 10/21/20)</i> |

Posted: 11/4/20  
Revised: 11/5/20

**FAIRFAX COUNTY PLANNING COMMISSION**  
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[SE 2020-SP-007](#)  
*Springfield*

**ARCLAND PROPERTY COMPANY, LLC** – Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR). Located on the E. side of West Ox Rd. approx. 180 ft. N. of the intersection with Piney Branch Rd. on approx. 1.13 ac. of land zoned I-5 and WS. Tax Map 56-1 ((13)) 2. (Concurrent with PCA 74-2-112-04).

Sharon  
Williams

**Rec Approval**  
*(from 10/21/20)*

CSP 2017-DR-028  
*Dranesville*

**SIMPSON WOODFIELD PASSPORT, LLC** – Appl. under Sect. 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2017-DR-028. Located on the W. side of Sunrise Valley Dr. and N. side of Dulles Technology Dr. on approx. 3.32 ac. of land zoned PDC. Tax Map 16-3 ((1)) 4D and 40D.

Sharon  
Williams

**P/H to 12/2/20**

[PCA 86-W-001-13/](#)  
[CDPA 86-W-001-04/](#)  
*Braddock*

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 86-W-001, previously approved for governmental center, office, commercial, and residential, to permit a public facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd. and N. side of Monument Dr., on approx. 0.99 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR) or Public Facilities; Overlay – Office mixed use up to 0.35 (FAR) or Public Facilities. Braddock District. Tax Map 56-1 ((15)) 4. (Concurrent with PCA 87-S-039-07, CDPA 87-S-039-02, FDPA 87-S-039-011 and 2232-B19-9).

Zachary  
Fountain

**Rec Approval**  
*(from 9/17/20)*

[FDPA 86-W-001-08](#)  
*Braddock*

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 86-W-001, previously approved for governmental center, office, commercial, and residential, to permit a public facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd. and N. side of Monument Dr., on approx. 0.99 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR) or Public Facilities; Overlay – Office mixed use up to 0.35 (FAR) or Public Facilities. Braddock District. Tax Map 56-1 ((15)) 4. (Concurrent with PCA 87-S-039-07, CDPA 87-S-039-02, FDPA 87-S-039-011 and 2232-B19-9).

Zachary  
Fountain

**Approved**  
*(from 9/17/20)*

[PCA 87-S-039-07/](#)  
[CDPA 87-S-039-02/](#)  
*Braddock*

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 87-S-039, previously approved for a mixed-use development, to permit a public facility and associated modifications to proffers and site design at Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd., W. side of Government Center Pkwy. and N. side of Monument Dr. on approx. 2.83 ac. of land zoned PDC. Comp. Plan Rec: Baseline Office use up to 0.25 (FAR); Overlay – Office

Zachary  
Fountain

**Rec Approval**  
*(from 9/17/20)*

Posted: 11/4/20  
Revised: 11/5/20

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 4, 2020**  
**Meeting Starts at 7:30 p.m.**

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

mixed-use up to 0.35 (FAR) or 300-room hotel use. Braddock District. Tax Map 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04 and FDPA 86-W-001-08 and 2232-B19-9).

[FDPA 87-S-039-11](#)  
*Braddock*

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY –**  
Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 87-S-039, previously approved for a mixed-use development, to permit a public facility and associated modifications to proffers and site design at Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd., W. side of Government Center Pkwy. and N. side of Monument Dr. on approx. 2.83 ac. of land zoned PDC. Comp. Plan Rec: Baseline Office use up to 0.25 (FAR); Overlay – Office mixed-use up to 0.35 (FAR) or 300-room hotel use. Braddock District. Tax Map 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04 and FDPA 86-W-001-08 and 2232-B19-9).

Zachary  
Fountain

**Approved**  
*(from 9/17/20)*

[2232-B19-9](#)  
*Braddock*

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) o/b/o BOARD OF SUPERVISORS OF FAIRFAX COUNTY –**  
Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the Monument Drive Commuter Garage and Bus Transit Center. Located on approx. 3.79 ac. of land zoned PDC District. Braddock District. Tax Map 56-1 ((15)) 4 and 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04, FDPA 86-W-001-08, PCA 87-S-039-07, CDPA 87-S-039-02, FDPA 87-S-039-011).

Zachary  
Fountain

**Rec Approval**  
*(from 9/17/20)*

[PA 2018-IV-T1](#)  
*Mount Vernon*

**COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON AVENUE/RICHMOND HIGHWAY INTERSECTION STUDY) –** To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-IV-T1 concerns the proposed removal of a planned grade-separated interchange located at the intersection of Huntington Ave. and Richmond Highway.

Sophia Fisher  
Arpita  
Chatterjee

**Rec Adoption**  
*(from 10/14/20)*

[PA 2018-IV-MV5](#)  
*Mount Vernon*

**COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY COMMUNITY BUSINESS CENTER (CBC) SUB-UNITS A-1, A-2, A-3) –** To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV5 involves proposed changes to the land use and transportation recommendations for Sub-units A-1 and A-2, and potential options for parcel consolidation with Sub-unit A-3 of the North Gateway Community Business Center (CBC), as well as the urban design and area-wide recommendations for the entire CBC. The North Gateway CBC is approx. 59 ac. and generally located on the east and west sides of

Sophia Fisher

**Rec Adoption**  
*(from 10/14/20)*

*Posted: 11/4/20*  
*Revised: 11/5/20*

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, November 4, 2020**  
**Meeting Starts at 7:30 p.m.**

**KEY**  
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Richmond Highway between Interstate-495 and Huntington Avenue and includes portion of Tax Maps 83-1, 83-2, 83-3, and 83-4 in the Mount Vernon Supervisor District. The area is planned for a mix of land uses and a redevelopment option up to 1.65 FAR on Sub-units A-1 and A-2. The amendment will consider revising the redevelopment option up to 2.0 FAR for Sub-units A-1 and A-2. Recommendations relating to the transportation network may also be modified.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, November 5, 2020**

*Posted: 9/29/20  
Revised: 10/19/20*

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

# **MEETING** **CANCELLED**

**ITEMS SCHEDULED FOR DECISION ONLY**

None

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**Application**

**Applicant**

**Staff**

**PC Action**

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**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

**Application**

**Applicant**

**Staff**

**PC Action**

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Posted: 11/12/20  
Revised: 11/13/20

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

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

**FEATURE SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

None

**ITEMS SCHEDULED FOR PUBLIC HEARING**

| <b>Application</b>  | <b>Applicant</b>   | <b>Staff</b>     | <b>PC Action</b>   |
|---|--|------------------|--|
| <a href="#"><u>RZ 2020-SU-006</u></a><br><i>Sully</i>       | <b>CAPE THERESA, LLC</b> – Appl. to rezone from I-3, WS and AN to I-5, WS and AN to permit a contractor’s office and a materials storage yard with an overall Floor Area Ratio (FAR) of 0.09. Located in the N.E. quadrant of Murdock St. (Rt. 668) and Glorus Rd. on approx. 3.03 ac. of land. Comp. Plan Rec: Mixed Uses. Tax Map 33-2 ((2)) 15 and 16A. | Sharon Williams  | <b>REC APPROVAL</b>  |
| <a href="#"><u>RZ 2020-SU-002</u></a><br><i>Sully</i>       | <b>MATAN GLORUS ROAD, LLC</b> – Appl. to rezone from I-3, WS and AN to I-4, WS and AN to permit industrial use with an overall Floor Area Ratio (FAR) of 0.35 Located on the W. side of Glorus Rd., N. side of Thompson Rd. and E. side of Barney Rd. on approx. 9.46 ac. of land. Comp. Plan Rec: Industrial. Tax Map 33-2 ((2)) 10A and 10B.             | Kelly Atkinson   | <b>REC APPROVAL</b><br><i>(from 7/15/20)</i>                             |
| <a href="#"><u>SE 2020-SU-010</u></a><br><i>Sully</i>       | <b>THE SULLY LIMITED PARTNERSHIP</b> – Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 13800, 13855, 13910 and 13957 Metrotech Dr., Chantilly, VA 20151 on approx. 62.41 ac. of land zoned C-8, WS, and HC. Tax Map 34-4 ((1)) 16B, 16D, 16E and 16F.   | Zachary Fountain | <b>REC APPROVAL</b>  |
| <a href="#"><u>SE 2020-SP-009</u></a><br><i>Springfield</i> | <b>HHP HOLDINGS, LLC</b> – Appl. under Sect. 3-0C04 and 9-530 of the Zoning Ordinance to permit a kennel. Located at 12605 Braddock Rd., Fairfax, 22030 on approx. 4.84 ac. of land zoned R-C and WS. Tax Map 66-2 ((3)) 3.  | Emma Estes       | <b>D/O TO 12/2/20</b><br><i>(from 10/28/20)</i><br><i>(from 9/17/20)</i> |
| <a href="#"><u>SE 2020-SU-013</u></a><br><i>Sully</i>       | <b>RECOVERY INNOVATIONS INC., D/B/A RI INTERNATIONAL</b> – Appl. under Sect. 5-304 and 5-504 of the Zoning Ordinance to permit a medical care facility. Located at 14554 Lee Rd., Chantilly, 20151 on approx. 1.85 ac. of land zoned I-3, I-5, WS and AN. Tax Map 34-3 ((10)) 12.  | Zachary Fountain | <b>REC APPROVAL</b>  |

Posted: 9/29/20  
Revised: 11/19/20

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, November 18, 2020**  
**Meeting Starts at 7:30 p.m.**

**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.

**\*Prior to the Planning Commission meeting, the Planning Commission’s Land Use Process Review Committee will meet virtually at 6:30 p.m. to review the procedures for the Site-Specific Plan Amendment process. This meeting will be broadcast live on Channel 16 and streamed at [this link](#).\***

**\*\*Special Note\*\***

Location: Electronic (due to the State of Emergency caused by the COVID-19 pandemic)

The meeting can be accessed as televised on Channel 16, streamed live online, and available to view on demand following the meeting.

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/fairfax-county-government-television>

Live audio of the meeting may also be accessed by dialing 703-324-5300

**Comunicado importante:**

Estará disponible la traducción simultánea al español durante la reunión pública sobre el tema PC19-MV-002 de la Enmienda al plan específico del sitio (SSPA en sus insignias en inglés). Por favor llamar al 703-324-1800 y marcar el código 546113 y el signo de #, para acceder a la traducción en el momento de la audiencia. Si desea hablar durante la audiencia pública en español, por favor inscribirse antes de la audiencia para que su testimonio sea traducido a la Comisión de Planificación. Para esto, llamar a la Oficina de la Comisión de Planificación al [703-324-2865](tel:703-324-2865), o regístrese en línea en <https://www.fairfaxcounty.gov/planningcommission/speaker> a más tardar [a las 3:00 pm](#) el día de la reunión.

**Public Hearings for 2019 South County Site Specific Plan Amendments**

| <b>Application</b>                     | <b>Applicant</b>  | <b>Staff</b>   | <b>PC Action</b>          |
|--|---|----------------|---------------------------|
| <a href="#">2019 South County SSPA</a> | <b>2019 South County Site Specific Plan Amendment</b><br>Proposals to change the Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail, and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-Springfield Metro Stations and Richmond Highway. | Graham<br>Owen | <b>MARK-UP TO 12/2/20</b> |

*Continued on Next Page*



**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, November 18, 2020  
Meeting Starts at 7:30 p.m.**

PC19-MV-002  
Mount Vernon

**Engleside Trailer Park / Ray's Mobile Home Colony** located at 8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, and 8543 Forest Place, Alexandria, VA, TMP#s, 101-3 ((1)) 28, 29B, 30B1, 30C, 31C, 32, 33; 101-3 ((9)) (1) 1, 2, 3, 4, 5, 500, 501, C1; 101-3 ((9)) (2) B. **Current Plan:** Base: Residential use at 5-8 du/ac. Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 FAR with substantial parcel consolidation and urban/town center design concept, among other conditions. **Nominated Change:** Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use, and without substantial parcel consolidation.

PC19-MA-001  
Mason

**First Christian Church** located at 6165 Leesburg Pike, Falls Church, VA, Tax Map Parcel (TMP) 51-3 ((1)) 25, VA 22044. **Current Plan:** Public Facilities, Governmental, and Institutional uses. **Nominated Change:** Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.

PC19-MA-002  
Mason

**6152 Leesburg Pike** located at 6152 Leesburg Pike, Falls Church, VA, TMP# 51-3 ((1)) 0021A. **Current Plan:** Residential use at 3-4 dwelling units per acre (du/ac). **Nominated Change:** Add a plan option to allow for senior housing at 5-8 du/ac.

PC19-MA-006  
Mason

**Dar Al-Hijrah Islamic Center** located at 6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road, Falls Church, VA, TMP#s 51-3 ((1)) 19B, 21A, 22; 51-3 ((20)) 1, 2, 3, 4, 5; 51-4 ((11)) 6, 7. **Current Plan:** Residential use at 2-3 du/ac and 3-4 du/ac. **Nominated Change:** Expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 FAR.

*Continued on Next Page*

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, November 18, 2020  
Meeting Starts at 7:30 p.m.**

- PC19-MA-003  
Mason  
**6429 Arlington Boulevard** located at 6421, 6425, 6429, 6435, 6439, 6443 Arlington Boulevard, and 6420 Spring Terrace, Falls Church, VA, TMP#s 51-3 ((5)) 8, 9, 10, 11, 12, 13, 30. **Current Plan:** Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 du/ac. Text recommends single-family residential use. Commercial encroachment should be discouraged. **Nominated Change:** Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.
- PC19-MA-004  
Mason  
**4312 Ravensworth Road** located at 4312 Ravensworth Road, Annandale, VA, TMP# 71-1 ((1)) 20. **Current Plan:** Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan; mid-rise residential use or commercial/mixed use, up to six stories. **Nominated Change:** Self-storage use up to four stories.
- PC19-MA-005  
Mason  
**Western Annandale Community Center** located at 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive, Annandale, VA, TMP#s 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5, 6, 7, and 8; 71-1 ((2)) 4. **Current Plan:** Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 du/ac; Option for 3-4 du/ac with consolidation. **Nominated Change:** Expansion of Annandale CBC to include nominated adjacent residential properties; Add residential use into the mix of land uses for the properties within Sub-unit G1.
- PC19-MV-003  
Mount Vernon  
**8160-8208 Mount Vernon Highway** located at 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208 Mount Vernon Highway, Alexandria, VA, TMPs 101-2((1)) 29A, 29C, 29D; 101-4((1)) 20, 21, 22, 23, 24. **Current Plan:** Residential use at 2-3 du/ac. **Nominated Change:** Residential use at 5-8 du/ac with parcel consolidation.  
\*\*\*Recommendation to consider land use recommendations within expanded area to include TMPs **101-2((1)) 25, 26, 27A, 28A, 29B, 30A, 34, 34A, 35A1, 35A2, 36, 101-4((1)) 15, 16A, and 16B)**
- PC19-MV-009  
Mount Vernon  
**2806 Popkins Lane** located at 2806 Popkins Lane, Alexandria, VA, TMP# 93-1 ((1)) 7. **Current Plan:** Text: Residential use at 3 – 4 du/ac; Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac. **Nominated Change:** Residential use at 5 – 8 du/ac, yielding up to 33 townhomes.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 19, 2020**  
**Meeting Starts at 7:30 p.m.**

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**\*\*Special Note\*\***

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|---|---|----------------|-------------------------------|
| <a href="#"><u>2019 South County SSPA</u></a> | <b>2019 South County Site Specific Plan Amendment</b><br>Proposals to change the Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail, and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-Springfield Metro Stations and Richmond Highway.   | Graham<br>Owen | <b>Mark Up to<br/>12/2/20</b> |
| PC19-MV-005<br>Mount Vernon                   | <b>Huntington Metro Station</b> located at 5801 N. Kings Highway, Alexandria, VA, TMP#s 83-3 ((1)) 88D and 83-1 ((1)) 17E.<br><b>Current Plan:</b> Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential. <b>Nominated Change:</b> Mixed-use up to 1.5 FAR [1.8 million square feet (sf)], including: residential, office, and retail uses, and public facilities for Huntington Metrorail Station. ***Recommendation to consider expanded area for study to include TMP 83-1 ((7)) 1A) |                |                               |

*Continued on Next Page*

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 19, 2020**  
**Meeting Starts at 7:30 p.m.**

PC19-MV-006  
Mount Vernon

**10208 Old Colchester Road** located at 10208 Old Colchester Road, Lorton, VA, TMP# 113-2 ((1)) 53. **Current Plan:** Residential uses at 0.2 – 0.5 du/ac. **Nominated Change:** Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2; amend the plan recommendation of the site from low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

PC19-MV-011  
Mount Vernon

**2550 Huntington Avenue** located at 2550 Huntington Avenue, Alexandria, VA, TMP#s 83-1 ((1)) 34D, 34E, and 34F. **Current Plan:** Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 FAR and a maximum height of 165 feet. Residential use component limited to one-half of the total development. **Nominated Change:** Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.

PC19-LE-001  
Lee

**Beacon Hill Apartments** located at 3100 Southgate Drive, Alexandria, VA, TMP#s 92-2 ((1)) 16A, 16D and 16E. **Current Plan:** Residential use at 16 to 20 du/ac. **Nominated Change:** Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at 65-75 du/ac with maximum building heights of three to seven stories.

PC19-LE-003  
Lee

**Inova Medical Center** located on Springfield Center Drive southeast of the NVCC/Inova Medical Center (no address assigned), Springfield, VA 22150, TMP# 90-4 ((1)) 11C. **Current Plan:** Baseline recommendation for industrial use up to 0.35 FAR, with option for biotech and research uses at an intensity of 0.50 FAR in support of the Northern Virginia Community College (NVCC) / INOVA Medical Education Campus, which adjoins the subject parcel. **Nominated Change:** Mixed-use, allowing for a combination of office, research, education, institutional and residential uses with supporting retail up to 1.5 FAR (up to 326,700 sf).

**WITHDRAWN**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 19, 2020**  
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PC19-LE-004  
Lee  
**Potomac Steel** located at 7801 Loisdale Road, Springfield, VA, TMP# 99-2 ((1)) 3. **Current Plan:** Industrial use up to an intensity of 0.35 FAR. **Nominated Change:** Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 sf to include a potential law enforcement training facility.

PC19-LE-005  
Lee  
**Hilltop Village** located at 7915, 7920, 7880 Heneska Loop and 7905 Hilltop Village Center Drive, Alexandria, VA, TMPs 100-1((1))9C, 9D, 9E, 9F, 9G, 9H. **Current Plan:** Baseline: Private Recreation and residential use at 3-4 du/ac; option for retail and office uses up to an intensity of 0.30 FAR. **Nominated Change:** Add residential use to adopted mixed-use option; increase intensity up to 0.45 FAR to provide for 342,000 square feet (sf) of residential use, or approximately 300 units.

**WITHDRAWN**

PC19-LE-006  
Lee  
**5605 Oakwood Road** located at 5605 Oakwood Road, Alexandria, VA, TMP#s 81-2 ((3)) 12A. **Current Plan:** Office use at an intensity up to 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. **Nominated Change:** Residential mixed-use with office and self-storage as secondary uses, up to 850,000 sf, and removal of the phasing limitation for residential use. \*\*\*Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).

PC19-LE-009  
Lee  
**5400-5604 Oakwood Road** located at 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road TMP#s 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A. **Current Plan:** Office/industrial use of 0.25 - 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. **Nominated Change:** Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use. \*\*\*Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).

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Posted: 9/29/20  
Revised: 11/20/20

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 19, 2020**  
**Meeting Starts at 7:30 p.m.**

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

PC19-LE-008  
Lee

**Brandon Ave** located at 6235 Brandon Avenue, Springfield, VA, TMP#s 80-4 ((1)) 5C2. **Current Plan:** Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 FAR; Overlay for Land Unit A: Mixed-use residential, office, hotel, retail and civic uses up to 1.6 overall FAR; Site-specific option: Office use up to 125,000 sf with ground-floor retail. **Nominated Change:** Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.