

August 2016

REPORT OF ACTIVITIES

Fiscal Year 2016



Fairfax County

Planning

Commission



A Fairfax
County, VA
publication

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REPORT OF ACTIVITIES Fiscal Year 2016



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MISSION

Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced, and equitable County growth.

Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors;
- Provide verbal and written assistance on land-use issues;
- Actively support and encourage public participation in the land-use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest, and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



**FAIRFAX
COUNTY,
VIRGINIA**

FAIRFAX COUNTY PLANNING COMMISSION

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August 2016

Members of the Board of Supervisors
County of Fairfax
Fairfax, Virginia 22035

Chairman Bulova and Members of the Board:

The Fairfax County Planning Commission is pleased to submit its *Report of Activities for Fiscal Year 2016* that highlights the Commission's land-use actions and committee activities.

Following the introduction, biographical information on Planning Commission members and Commission staff is provided. Also included in this report are descriptions of committee activities and a breakdown by supervisory district of the 202 land-use actions taken by the Planning Commission. In Fiscal Year 2016, the Commission held 44 regular and 26 committee meetings. The most active committees in Fiscal Year 2016 were the Tysons and Environment Committees.

The Planning Commission and its staff continued outreach efforts through its monthly *Planning Commission Roundtable* broadcasts on Channel 16 and its quarterly *Planning Communicator* newsletter. The staff continued to document Commission actions for the Board, County staff and the public. Updates were posted on the Planning Commission website to provide timely and accurate land-use information.

The Planning Commission continues to pledge its full support to maintain the quality of life in Fairfax County through balanced land-use planning.

Respectfully submitted,

Peter F. Murphy
Chairman
Springfield District

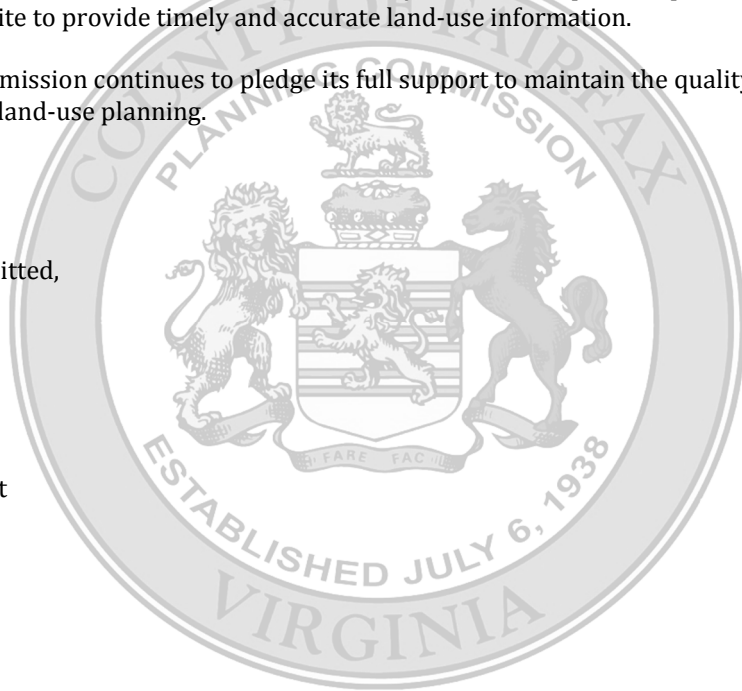


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Introduction

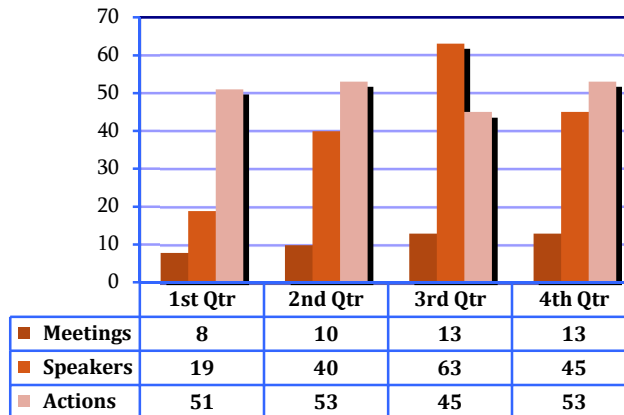
The *2016 Report of Activities* documents the activities of the Planning Commission from July 2015 through June 2016. Also included are sections on Commission members and staff, committee activities, and a complete listing of all land-use actions made by the Planning Commission in Fiscal Year 2016.

The tables and charts on pages 1 through 7 provide information about the number of meetings held each quarter (both regular meetings and committee meetings); the number of speakers at public hearings; the number and type of land-use actions taken by the Commission for the year; and the amount of “traffic” on the Planning Commission website in FY 2016.

FY 2016 Regular Meetings

As illustrated in below, the Planning Commission held 44 regular meetings and workshops during this past year. This is a decrease from previous years; in FY 2015 the Commission held 59 regular meetings and in Calendar Year 2014, the Commission held 55 regular meetings.

2016 Regular Meeting Data



As established in the *Planning Commission Bylaws & Procedures*, regular meetings of the Commission are held on Wednesday and Thursday evenings of each week, as the work of the Commission may require.

Of the 44 regular Commission meetings held in Fiscal Year 2016, 24 were held on Wednesday evenings and 20 were held on Thursday evenings. The longest meeting (Thursday, January 21st) adjourned at 2:02 a.m. and the shortest meeting (Thursday, March 10th) ended at 8:24 p.m. The January 27th and 28th meetings were cancelled due to record breaking snow fall in the area.

Introduction

FY 2016 Committee Meetings

The standing and special committees of the Planning Commission held 26 meetings in Fiscal Year 2016, also a decrease over meetings held the prior year. All committee meetings are open to the public.

Below are the FY 2016 standing and special committees of the Planning Commission and the number of times each committee met. The Housing, Personnel & Budget, Transportation, Telecommunications, and Parks Committees were appointed but held no meetings in FY 2016.

Capital Improvement Program	1	Policy & Procedures	1
Environment	6	Land Use Process	5
Tysons	8	Schools	5

Quarterly Comparison of Regular Meetings

The data noted below highlights the quarterly comparison of meeting activity and actions over the past two years. In previous years fewer regular Commission meetings were held during the first and second quarters (July through December) of each year due to the August recess and the holiday season in December. In FY 2015 an unusually greater number of meetings during that period were held in comparison to prior years, as well as compared to FY 2016. It is anticipated that as the complexity of land-use applications increases, an increase in regular meetings and committee meetings will be required to adequately and thoroughly consider the complex and diverse challenges facing the County.

Quarters	FY 2015		FY 2016	
	1st & 2nd	3rd & 4th	1st & 2nd	3rd & 4th
	(July - Dec)	(Jan - June)	(July - Dec)	(Jan - June)
Meetings	28	31	18	26
Speakers	159	172	59	108
Actions	114	126	104	98

Introduction

Land-Use Actions: Fiscal Years 2014-2016

In FY 2014 the Planning Commission acted on 207 applications; in FY 2015 the Planning Commission acted on 240 applications; and in FY 2016 the Planning Commission acted on 202 applications. The increase in applications activity in FY 2015 was due mostly to the influx of home child care applications presented as Special Exceptions that were a result of General Assembly action to better align the state regulations with local jurisdiction codes and ordinances. In general, application activity remains steady. However, while the number of land-use actions have decreased in general over the last decade, the complexity of and public interest in the applications continues to increase.

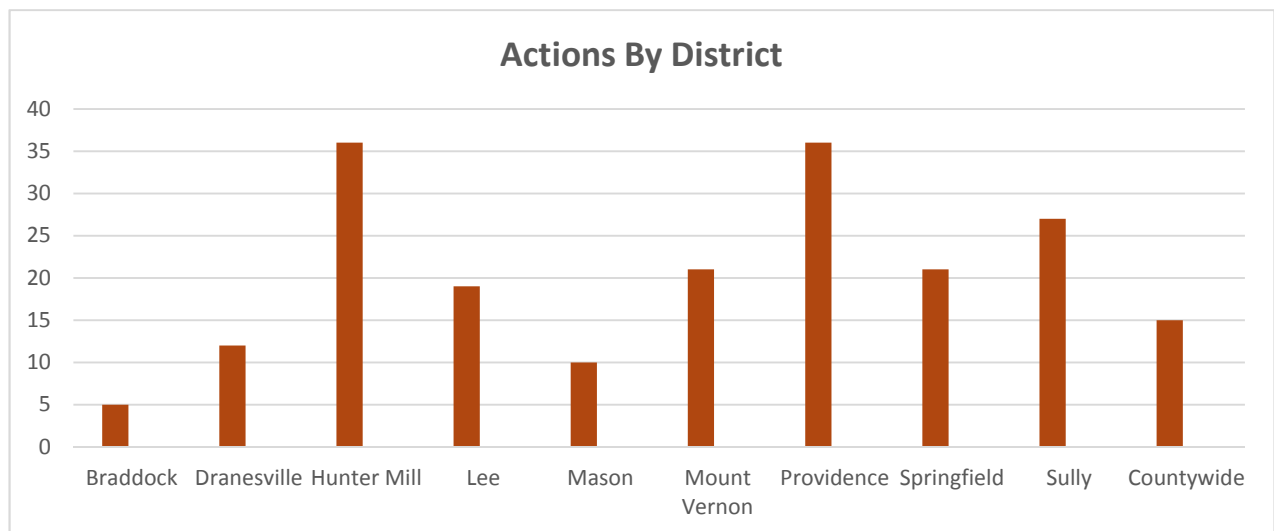
Public Testimony

The Planning Commission heard verbal testimony from 167 speakers in Fiscal Year 2016. The applications generating the most citizen interest and testimony were:

- | | |
|--|-------------|
| 1. PA 2015-IV-T1 (Newington Road)
Mount Vernon District | 16 Speakers |
| 2. RZ 2014-DR-022 (Basheer/Edgemoor-Brooks, LLC)
Dranesville District | 16 Speakers |
| 3. SE 2015-SP-023 \$ 2232-S15-5 (Cellco Partnership)
Springfield District | 10 speakers |

FY 2016 District Workload

As shown below, the two Districts with the most land-use actions in FY 2016 were the Hunter Mill District and the Providence District. Excluding countywide actions, the least active District in FY 2016 was the Braddock District.



Introduction

FY 2016 District Actions by Quarter

Detailed below note the number of FY 2016 land-use actions taken each quarter by district. The number of applications decided on was consistent throughout the year. The Sully District was the most active the first half of the fiscal year; while the Providence District was the most active the last half of the fiscal year; overall, the Hunter Mill District and the Providence District were the most active, with 36 actions by the Planning Commission each.

Table 2 FY 2016 Land-Use Actions					
<i>District</i>	<i>1st</i>	<i>2nd</i>	<i>3rd</i>	<i>4th</i>	<i>Total</i>
<i>Braddock</i>	4	0	0	1	5
<i>Dranesville</i>	1	6	3	2	12
<i>Hunter Mill</i>	6	9	11	10	36
<i>Lee</i>	7	5	1	6	19
<i>Mason</i>	3	1	1	5	10
<i>Mount Vernon</i>	5	6	5	5	21
<i>Providence</i>	6	6	15	9	36
<i>Springfield</i>	4	6	5	6	21
<i>Sully</i>	10	10	2	5	27
<i>Countywide</i>	5	4	2	4	15
Totals	51	53	45	53	202

Introduction

Application Type

The table below shows a quarterly breakdown of the land-use categories and types of applications acted on by the Planning Commission in FY 2016.

2016 Actions by Land-Use Category & Application Type						
Application Category & Type	1st	2nd	3rd	4th	Subtotal	Total
<i>Special Exception Applications (SE/SEA)</i>						
SE (new applications for a Special Exception)	9	7	5	6	27	42
SEA (amendments to a previously-approved SE)	4	5	2	4	15	
<i>Rezoning Applications & Associated Development Plans (RZ/FDP)</i>						
RZ & PRC (new rezoning applications)	1	7	6	9	23	82
PCA (amendments to previously-approved proffers)	8	2	5	5	20	
FDP (new final development plans)	5	5	3	4	17	
DPA/FDPA (amendments to a previously-approved DP/FDP)	8	4	6	4	22	
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)						
<i>Comprehensive Signage Plan Applications (Plan)</i>						
CSP (new applications)	1	0	2	2	5	9
CSPA (amendments to previously-approved CSP)	1	2	0	1	4	
<i>Public Facility Applications (2232/FS)</i>						
2232 (new applications for a public facility)	1	2	7	5	15	38
2232A (amendments to previously-approved 2232)	0	0	0	0	0	
FS (new requests for a feature shown determination)	1	9	5	4	19	
FSA (amendments to previously-approved FS items)	3	0	0	1	4	
<i>Amendments to the Comprehensive Plan (Plan)</i>						
Board Authorized Plan Amendments	2	1	0	2	5	9
Area Plans Review Items (North County & South County)	4	0	0	0	4	
<i>Agricultural & Forestal District Applications (A&F)</i>						
AF (new applications)AA or AR (amendments or renewal of existing AF districts)	1	4	1	2	8	8
<i>Code Amendments (Code)</i>	2	3	0	2	7	7
<i>Policy, Procedural & Miscellaneous Recommendations (Misc)</i>						
Zoning Ordinance Amendment Work Program					0	7
Capital Improvement Program			1		1	
Committee & Other Recommendations	0	0	0	0	0	
Review of Site Plans , Architectural Renderings, or BZA cases	0	2	2	2	6	
Totals	51	53	45	53	202	202

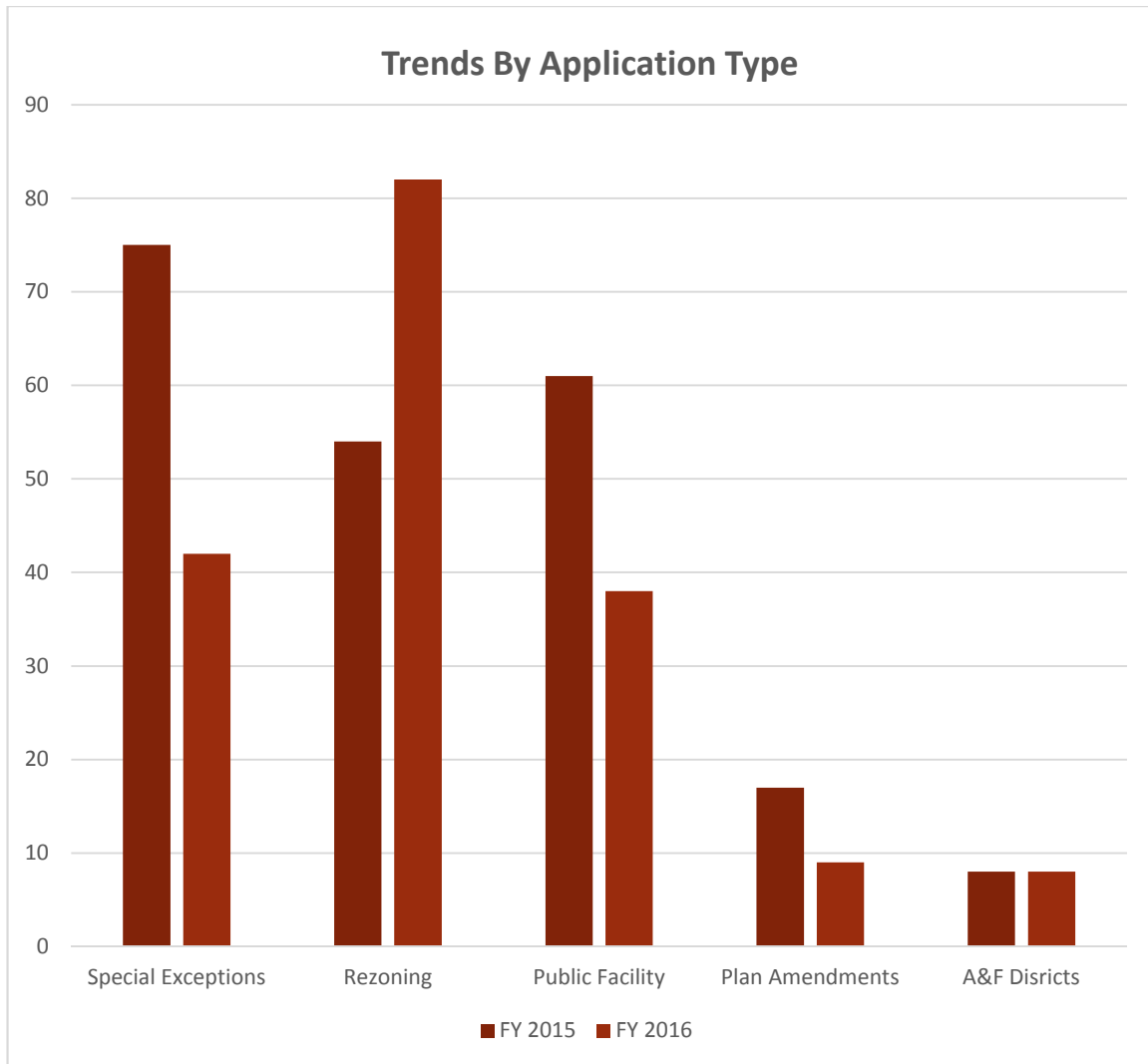
Introduction

The top five types of applications acted on by the Planning Commission in FY 2016 were:

- | | | |
|----|------------------------------------|----|
| 1. | New Special Exception applications | 42 |
| 2. | New Rezoning applications | 82 |
| 3. | Feature Shown applications | 38 |

Trends by Land-Use Application Category

The graph below provides a comparison of the eight major land-use categories for the past two Fiscal Years; FY 2015 and FY 2016. Rezoning applications were the most frequently acted on application type in FY 2016.



Introduction

Planning Commission Website

The top pages viewed or visited in Fiscal Year 2016 are listed below with the number of visits for each page.

Total Number of Visits

1. Total Views for all Planning Commission web pages	63,125
2. Planning Commission Main Page	11,988
3. Planning Commission Meeting Page	6,020

Conclusion

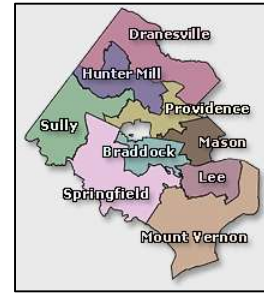
The high level of concurrence in FY 2016 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. This concurrence factor continues to demonstrate the high level of commitment undertaken by the Commission to ensure that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, this *Report of Activities* provides information about the members of the Planning Commission as well as an overview of staff and committee activities. The final section is a short description by district of each item acted upon by the Planning Commission during the past year.

THE 2016 PLANNING COMMISSION

The 2016 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Ellen J. "Nell" Hurley
Dranesville District	John Ulfelder
Hunter Mill District	Frank A. de la Fe
Lee District	James T. Migliaccio
Mason District	Julie Strandlie
Mount Vernon District	Earl L. Flanagan
Providence District	Kenneth A. Lawrence
Springfield District	Peter F. Murphy
Sully District	Karen Keys-Gamarra
At-Large	James R. Hart
At-Large	Janyce Hedetniemi
At-Large	Timothy J. Sargeant





Ellen J. "Nell" Hurley
Braddock District

On December 6, 2011, the Board of Supervisors, on a motion by Braddock District Supervisor John Cook, appointed Ellen J. "Nell" Hurley to serve as the Planning Commissioner for the Braddock District. In December 2015 she was reappointed for an additional four year term that will expire December 2019.

Hurley earned a Master of Science degree from the University of Virginia in Urban and Environmental Planning with a concentration in Public School Policy Planning and a Master of Science degree from the U.S. Navy Postgraduate School in Decision Systems Technology. She has been an Associate Professor at Old Dominion, Hampton, and Norfolk State Universities where she taught Leadership and Management.

Hurley is a retired U.S. Navy Captain with 25 years in leadership, education, technical, acquisition, and staff positions. Among her many duties were Senior White House Systems Analyst; Director of Plans, Programs and Budgeting for the Defense Nuclear Agency; Executive Officer, Naval Support Facility Diego Garcia; Executive Officer, Navy ROTC Unit Hampton Roads, and Commanding Officer, Navy Recruiting District Philadelphia. She served at Navy Communications Stations in Hawaii, Northern Ireland, Florida, and the Republic of the Philippines.

Hurley has been actively involved in her community, including participation in the Braddock District Community Dialog on Transportation and Land Use and serving as Field and Uniform Director for Braddock Road Youth Club Soccer and as Girl Scout Service Unit Cookie Manager for 36 troops. She received a 2010 Fairfax County Champion of Character award "as a parent who always exemplifies superb sportsmanship and character in youth sports." Her community activities have included Corresponding Secretary for the Fairfax Genealogy Society and volunteer service with Neighborhood Watch, Fairfax County Public Libraries, and the Medical Reserve Corps.

Hurley has also participated in a wide variety of education-related groups including serving as President, W. T. Woodson High School Parent Teacher Student Organization; Education Chair and Corresponding Secretary, Fairfax County Council of Parent Teacher Associations (FCCPTA); officer of the Northern Virginia District of the Virginia PTA; and member of the Annandale Regional Planning Study, the Fairfax County Public Schools Business and Community Advisory Committee, the Gifted and Talented Advisory Committee, the Mathematics Textbook Advisory Committee, and the Fairfax County Association for the Gifted. Commissioner Hurley's outstanding volunteer service was recognized as the 2016 Braddock District Lady Fairfax honoree.

She and her husband, retired Navy Supply Corps Rear Admiral Gwilym "Bill" Jenkins, have raised four daughters, all graduates of Fairfax County Public Schools.

Hurley became a *Certified Planning Commissioner* in June 2012. In 2016, Hurley was a member of the Environment, Capital Improvement Program, Housing, Parks, Schools, and Land Use Process Review Committees. She was also an alternate member of the Telecommunications and Transportation Committees. Commissioner Hurley was featured in the August 2012 issue of the *Planning Communicator* available at: <http://www.fairfaxcounty.gov/planning/august2012newsletter.pdf>

THE 2016 PLANNING COMMISSION



John Ulfelder
Drainesville District

Ulfelder was appointed to the Planning Commissioner for the Drainesville District by the Board of Supervisors (on a motion by Supervisor John Foust) in December 2013. His term will expire at the end of 2016.

Mr. Ulfelder retired in 2010 as a Senior Vice President and partner from WEST*GROUP, a large real estate development and management firm based in Tysons Corner, after WEST*GROUP completed the sale of its entire portfolio of properties. Prior to joining WEST*GROUP in 1989, he worked at the U. S. Environmental Protection Agency in Washington, D.C. for thirteen years as an attorney in the Office of Enforcement, the Office of General Counsel and as a Special Assistant to the Administrator of EPA and Executive Assistant to the Deputy Administrator of EPA. He worked at the Smithsonian Institution from 1973-75 and the General Counsel's Office of the United States Commission on Civil Rights from 1967 to 1972.

Mr. Ulfelder received a B.A. from the University of North Carolina at Chapel Hill in 1964 and an LL.B. from the University Of Pennsylvania School Of Law in 1967. He has been a member of the Bar of the District of Columbia since 1968. Mr. Ulfelder has been active with a number of local community groups and non-profit organizations. He served on the board of the Great Falls Citizens Association (GFCA) from 1991 to 2003, as well as serving as president of the GFCA from 1997 to 2000 and chairing the Land Use and Zoning Committee from 2001 to 2005. He served on the board of the Audubon Naturalist Society of the Mid-Atlantic (ANS) from 2000 to 2006. He has served on the boards of the McLean Project for the Arts (MPA), the McLean Orchestra, the INOVA Health System Foundation, the Northern Virginia Regional Park Authority (NVRPA) Foundation and Great Falls Heritage Inc. He is currently a member of the Board of Trustees of WETA, Washington D.C.'s local public television and radio station, and chair's WETA's Finance and Budget Committee. He is a member of the Board of Trustees of the Virginia chapter of The Nature Conservancy and serves as the chapter's representative on the Conservancy's Trustee Council as well as co-chair of the Conservancy's Global Ambassador program.

Mr. Ulfelder served on the last four Drainesville District Area Plan Review (APR) Task Forces and served as chairman during the two most recent reviews (2004 and 2008). He served as chairman of the Hunter Mill Road Area Special Study in 2005 and 2006. He served on the Drainesville District Budget Review Task Forces for FY's 2012, 2013 and 2014 (Chairman for FY 2014). Most recently he served on the Rt. 28 Station ("Innovation") South Working Group.

In 2016 Ulfelder was a member of the following Planning Commission committees: Tysons, Environment, Transportation, Telecommunications, and Parks. Ulfelder became a *Virginia Certified Planning Commissioner* in 2014. Commissioner Ulfelder was featured in the February 2014 edition of the *Planning Communicator* available online at:

http://www.fairfaxcounty.gov/planning/feb_2014_newsletter.pdf

THE 2016 PLANNING COMMISSION

Frank A. de la Fe ***Hunter Mill District***



The Board of Supervisors appointed Commissioner Frank A. de la Fe as the representative for the Hunter Mill District, on a motion by Supervisor Catherine Hudgins, in December 2001. Reappointed in December 2013, his current term will expire in 2017. Commissioner de la Fe was named Vice Chairman in January 2013 after previously serving as the Commission Parliamentarian.

Commissioner de la Fe currently serves as a member of the following Commission committees: Personnel and Budget, Housing, Schools, Tysons, and Transportation; in addition he is an alternate member of the Environment, Capital Improvement Program, and Parks Committees.

Commissioner de la Fe worked for the National Aeronautics and Space Administration in the 1960's. From 1969 to 1971, he helped create the Illinois State Bureau of the Budget. He then returned to Federal service to establish the Special Action Office for Drug Abuse Prevention. In 1974, he moved to the Justice Department's Law Enforcement Assistance Administration. He completed his Federal career in 1994 when he retired from the Office of Personnel Management.

A long-time community activist, since moving to Reston in 1971, Commissioner de la Fe has served in a variety of leadership positions, including serving on the Boards of the Reston Association and Reston Interfaith. He coached youth soccer and was involved with Reston swim teams as his daughters grew up. He co-chaired the Herndon-Reston Recreational Facilities Task Force. He also served as Chairman of the Fairfax County Park Authority Board for 5 years, after being appointed as an At-Large member in 1996. In recognition of his commitment to the community, he was designated "2001 Citizen of the Year" by the Fairfax County Federation of Citizens Associations.

Commissioner de la Fe is currently a freelance management and human resources consultant and resides in Reston. He was featured in the May 2007 issue of the *Planning Communicator* at: <http://www.fairfaxcounty.gov/planning/May2007Newsletter.pdf>.



James T. Migliaccio ***Lee District***

James T. Migliaccio was appointed to represent the Lee District by the Board of Supervisors upon a motion by Supervisor Jeff McKay on June 22, 2010. Sworn in on July 14, 2010, Commissioner Migliaccio finished former Commissioner Rodney Lusk's term and was reappointed to his first full term in January 2012. Reappointed in December 2015, his current term will expire in December 2019.

Commissioner Migliaccio's previous professional experience includes work for TSCG, Inc., a national management consulting firm specializing in land use development issues. At this firm, Migliaccio traveled extensively across the country providing strategic guidance and facilitating community outreach efforts on behalf of clients in the retail, energy, utilities and transportation industries. Prior to this, he served as a senior staff member to U.S. Senator Charles S. Robb as well as Mason District Supervisor Penny Gross. He now provides freelance public relations and grassroots outreach consulting services through his own company, Migliaccio Solutions.

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Migliaccio received a B.S. from James Madison University and continued his education with certificate programs from the Legislative Studies Institute, Harvard-MIT and the Meany Center for Labor Studies.

A lifelong resident of northern Virginia, Commissioner Migliaccio currently resides in the Springfield area of Lee District. He has one son.

Migliaccio became a *Certified Planning Commissioner* in 2010. In 2016, Commissioner Migliaccio chaired the Parks Committee and the Policy and Procedures Committee and was a member of the Personnel and Budget, Capital Improvement Program, Telecommunications, and Tysons Corner Committees. He was featured in the April 2011 edition of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/april2011newsletter.pdf>.



Julie Strandlie
Mason District

The Board of Supervisors on December 2, 2014, on a motion by Mason District Supervisor Penny Gross, appointed Julie M. Strandlie to serve as Planning Commissioner for the Mason District. She was sworn in on January 7, 2015 for a term that extends through December 31, 2018.

Strandlie currently is a government relations and grassroots advocacy consultant. Over the course of her career, Strandlie has worked on Capitol Hill, for large law firms, small law firms with national practices, and a variety of professional associations. She also had her own law practice during which time she served as the University of Florida's Washington Representative.

During her tenure as the American Bar Association's grassroots director and legislative counsel for civil legal services, she successfully led national efforts to increase bipartisan support for the Legal Services Corporation (LSC) and to fully insure Interest on Lawyers' Trust Accounts (IOTLA) during the 2008 banking collapse. Most recently, Strandlie served as Legislative & Public Policy Director for the National Employment Lawyers Association, where she worked to end forced arbitration of consumer and employment claims, ensure professional diversity on the federal bench, and restore tax fairness for those who experience unlawful discrimination.

Strandlie is a graduate of Georgetown University Law Center and the University of Florida. She is also a graduate of two University of Virginia Sorensen Institute for Political Leadership Programs: Political Leaders Program (PLP), Class of 2011 and Candidate Training Program (CTP), Class of 2012. She was tapped as an honorary member of Florida Blue Key in recognition of outstanding ability, leadership, and service to the University of Florida.

Strandlie has lived in Fairfax County for over 20 years and throughout this time has been actively involved in the local and state community. Prior to becoming Planning Commissioner, she served for three years as an appointed member of the Mason District Planning, Land Use, and Transportation Advisory Committee. She also has a cumulative 10 years of experience as a board member (and president) of local condominium and homeowner associations.

Her community involvement includes: American Bar Association Standing Committee on Public Education (2015-present); judge and parent volunteer, "We the People: The Citizen and the Constitution" middle and high school competition (2012-present); Virginia State Bar Special Committee on Access to Legal Services (2007-2013); American Bar Association Advisory Committee to the Standing Committee on the Law Library of Congress (2011-2014); Columbia Elementary

THE 2016 PLANNING COMMISSION

School: founder, Law Day programming and PTA volunteer; School Age Child Care Parent Advisory Committee (SACC PAC) representative (2012-2015); Girl Scout Leader (2009-2013); Cub Scout Pack 150 (Annandale United Methodist Church) 2014 Popcorn Kernel; Holy Trinity Lutheran Church, council member (2010-2013); and past president, University of Florida Alumni Association of Greater Washington, DC and founder UF/DC internship and scholarship program.

She and her husband are the proud parents of two school-age children, Carolyn and Nicholas.

In 2016, Commissioner Strandlie was a member of the Housing, Schools, and Capital Improvement Plan Committees as well as an alternate of the Environment, Parks, and Transportation Committees. Commissioner Strandlie became a Virginia Certified Planning Commissioner in April 2015. She was featured in the April 2015 edition of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/april2015newsletter.pdf>

Earl L. Flanagan **Mount Vernon District**

Earl Flanagan was appointed to the Planning Commission by the Board of Supervisors in December 2006 on a Supervisor Gerry Hyland motion to complete the remaining three-year term of former Commissioner John Byers. Flanagan was reappointed in 2010 and again in 2013 to four-year terms that will expire at the end of December 2017.



A 42 year resident of Fairfax County, Commissioner Flanagan has served as President of the Riverside Estates Civic Association, President of the Mount Vernon Council of Citizens Associations; Chairman of the Council's Transportation Committee; Board Director of the Fairfax County Federation of Citizens Associations, Committee of 100 and Southeast Fairfax Development Corporation; County member of the Woodrow Wilson Bridge Stakeholder Panel; Task Force member of the Richmond Highway Revitalization Study, District of Columbia Prison Re-planning, Mount Vernon Area Plan Review (APR) and Fairfax County Redistricting Committee; and was named Commonwealth of Virginia Earl L. Flanagan Day honoree, December 28, 1997; Mount Vernon District Lord Fairfax for 1999; and Mount Vernon District Citizen of the Year in 2000.

Commissioner Flanagan served a year's apprenticeship with Simon & Rettberg, Architects, in Champaign, Illinois, 5 years with the firm of Perkins and Will, Architects, in Chicago, Illinois, and 10 years as the principal architect of his own firm in Harvey, Illinois, specializing in the design of city, park, school, municipal, church, apartment and residential projects. Flanagan also served during this period as a Planning Commissioner, Building/Zoning Commissioner and finally as an elected Park District President before joining the Chicago Regional Office of HUD in 1968 as an expert on state and local building regulations.

He accepted the position of Principal Architect and Advisor on Building Codes and Codes Administration to Secretary Romney at the Department of Housing and Urban Development (HUD) in 1974. He then served as HUD advisor to the governments of China, Japan, Lebanon, Mexico; National Conference of States, National Association of Counties, National Institute of Architects, American National Standards Institute, National Science Foundation and National Institute of Building Sciences (NIBS). He earned HUD's highest award, the Certificate of Merit, for service as staff and co-author of the Secretary's Task Force Report on Housing Costs. He helped establish and served as first Director of the Office of Affordable Housing and as Chairman of the NIBS Consultative Council and Director on NIBS Board of Directors. Flanagan has provided architectural designs for the Mount Vernon High School Little Theater, Mount Vernon Presbyterian Fellowship Hall, George Washington Park Pool, Richmond Highway revitalization and Woodrow Wilson Bridge projects.

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Commissioner Flanagan earned a Bachelor of Science Degree in Architectural Engineering from the University of Illinois. He is a member of the Theta Xi and Phi Mu Alpha Sinfonia Fraternities, attended Georgetown University's School of Foreign Service and earned a Graduate Diploma in Social Psychology and Political Science.

An artillery Non-Commissioned Officer with Patton's 3rd Army in Europe during World War II, Flanagan was awarded the Army Commendation Medal for an advance landing of the 71st Division at LeHarve, France. After combat he served in the Military Government of Germany, attended the Nurnberg War Crimes Trials and toured Europe as a member of the SHAEF GI Symphony. Commissioned an Air Force Officer during the Korean War, he served as a psychological warfare officer and airbase Commandant. He is currently serving as the President of 71st Infantry Division Association.

In 2016 Flanagan was a member of the following Planning Commission committees: Policy & Procedures, Land-use Process Review, Housing, Parks, and Telecommunications. Commissioner Flanagan became a Virginia Certified Planning Commissioner in 2007. He was featured in the December 2008 issue of the *Planning Communicator* available at: <http://www.fairfaxcounty.gov/planning/december2008newsletter.pdf>.

Kenneth A. Lawrence **Providence District**

Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Linda Smyth) to serve as the Providence District Planning Commissioner in January 2004 to complete the term of his predecessor. In January 2013, Commissioner Lawrence was reappointed by the Board of Supervisors to his third consecutive term, which will expire in December 2016.



Commissioner Lawrence is an active member in various community organizations. He has chaired the Briarwood Citizen's Association Land Use Committee and served as the Briarwood representative on the 2001 Area Plan Review task force. He also chaired the work group on the Fairlee out-of-turn plan amendment in the Providence District. In addition, Commissioner Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee.

Commissioner Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research, which ultimately led to a focus in instructional design. His work ranged from developing single units to entire courses in technical and procedural training, employee development and employee performance support, and the target populations for the training included members of the military, sales staff, procurement and tax specialists, and research managers.

Commissioner Lawrence lives with his wife in the Fairfax area of the Providence District

In 2016, Lawrence chaired the Tysons Committee. In addition, he was a member of the following committees: Environment, Land-use Process Review, and Transportation. He was an alternate member of the Telecommunications Committee. Lawrence has been a *Virginia Certified Planning Commissioner* since 2005. He was featured in the August 2007 *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/august2007newsletter.pdf>.



Peter F. Murphy
Springfield District

Serving his 9th term on the Planning Commission, Peter F. Murphy, who received the prestigious Fairfax County Federation of Citizens Associations' 2013 Citizen of the Year Award, was first appointed by the Board of Supervisors to represent the Springfield District in December 1982 upon a motion by then Supervisor Marie Travesky. He has subsequently been reappointed by the Board for additional four-year terms in 1986, 1990, 1994, 1998, 2002, 2006, 2010 and 2014 on motions introduced by Supervisors Elaine McConnell and Pat Herrity. Commissioner Murphy's current term expires in December 2018.

In 2016, Murphy chaired the Land Use Process Review Committee and the Telecommunications Committee. He was also a member of the Personnel and Budget Committee, the Capital Improvement Program Committee, and an alternate member of the Housing and Schools Committees. During his tenure on the Commission, he has been an active member of the following committees and task forces: Policy and Procedures, Subcommittee on P-Districts; Lot Reduction Ordinance Amendment; 50th Anniversary; Redevelopment and Housing; Transportation; Fort Belvoir Engineer Proving Ground Task Force; Route 28 Corridor Task Force; C&I Advisory; Parks; and Infill and Residential Development. In prior years, he also chaired the following: Fort Belvoir/BRAC Area Plan Review Committee; Capital Improvement Program Committee; Seminar Committee; Committee on Proffers and Staff Reports; Development Criteria Committee; Retail Uses in Industrial Districts Committee; Committee on 456/2232 Procedures; and Mini-Mart Committee.

Mr. Murphy continues as Commission Chairman – first elected in 1989. He previously served two terms as Vice Chairman and three years as Commission Secretary.

Mr. Murphy served as the Board of Supervisors' appointee to the Baseball Site Selection Task Force and served as Chairman of the Western Fairfax VRE Station Study Task Force. He also chaired the County's Telecommunications Task Force.

Commissioner Murphy was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commission Chairmen.

Commissioner Murphy was appointed in June 2006 as an At-Large member of the Celebrate Fairfax, Inc., Board of Directors. He previously served six years on the Celebrate Fairfax Board of Directors and was elected Vice President for Planning and Administration and later Vice President for Programs.

He is also a member The Old Guard Monument Campaign Leadership Council.

In 2010, he was selected to serve on the Department of Defense 50th Anniversary of the Vietnam War Commemoration Commission.

Mr. Murphy is the recipient of the following awards and honors: the Department of the Army Commander's Award (Medal) for Public Service (2009); the 2007 Lawrence V. Fowler Award, established to recognize the service of a member of a county government board, authority, commission or committee; the 2006 Katherine K. Hanley Public Service Award from Leadership Fairfax, Inc.; the Times Courier Citizen of the Year Award; the Distinguished Public Service Leadership Award presented by the Springfield District Council; the Fairfax County Volunteer of the Year Award in the Community Leader Category; an Honors Award from the County's Department of Planning and Zoning; the Army Ten-Miler Leadership Award; Honorary Alumnus, Norwich

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University; Honorary Chief, Burke Volunteer Fire and Rescue Department; and the 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.

He was also selected as a “Center of Influence” by the U.S. Army Cadet Command in 2010.

In 1999, Mr. Murphy was named Lord Fairfax for the Springfield District, and, in 2013, he received the Celebrate Fairfax Ambassador Award presented to those who have dedicated themselves to the success of Celebrate Fairfax and who have served for extended periods of time significantly improving the organization and its events.

Commissioner Murphy, a graduate of Boston College who received an Army Commission through the Reserve Officers’ Training Corps program, is in the public relations and communications field in the private sector.

He resides in Burke, Va., with his wife, Charlene, and daughter, Cherilyn.

Murphy was featured in the first issue of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>.



Karen Keys-Gamarra **Sully District**

Effective January 12th, 2016, Karen Keys-Gamarra was nominated to be a member of the Fairfax County Planning Commission by Sully District Supervisor Kathy L. Smith. Her nomination was unanimously approved by the Board of Supervisors, and Keys-Gamarra was sworn in on January 13th, 2016 for a term on the Planning Commission that expires December 31st, 2019.

Karen Keys-Gamarra is a graduate of Tulane University and Washington University School of Law. She is an Attorney who currently works as a court-appointed Guardian ad litem in Northern Virginia representing the best interests of children. Ms. Keys-Gamarra has broad experience in the Fairfax community as she collaborates with various state and local agencies to improve the lives of children and families.

Keys-Gamarra has a diverse legal and community involvement background. She has worked at a state agency, non-profit organizations, and in private practice. As an attorney, she has handled a broad range of issues including bankruptcy, consumer concerns, family law, employment discrimination, union disputes and regulatory matters. Keys-Gamarra currently serves as an Advisory Board member for a domestic violence non-profit organization and has previously been appointed to the School Board Budget Task Force. She has also worked for a non-profit organization established to address truck safety regulations nationwide. Keys-Gamarra has extensive experience in working on education related issues. As a citizen, Keys-Gamarra appeared before the Planning Commission in the past.

Keys-Gamarra has an extensive history of leadership in the community. She has been a Court Appointed Special Advocate (“CASA”) for children and has assisted in training new CASA volunteers. Keys-Gamarra has been an active member of her church for 13 years. She and her husband have been married for 26 years. They are the involved parents of three boys who attended FCPS for elementary, middle, and high school.

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In Fiscal Year 2016, Keys-Gamarra was a member of the Schools and Parks Committees and an alternate member of the Personnel and Budget Committee. Commissioner Keys-Gamarra was also appointed to the Airports Advisory Committee by the Board of Supervisors in 2016.

Commissioner Keys-Gamarra was featured in the February 2016 issue of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/february2016newsletter.pdf>

James R. Hart *At-Large*

James Hart was nominated by former Board Chairman Gerry Connolly on January 5, 2004 for his first four-year term. In December 2015, he was reappointed by the Board of Supervisors to a fourth four-year term that will expire at the end of December 2019.



Hart has been an at-large member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization and formerly chaired the Countywide Non-motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land Use Committee from 1998-2000. He previously represented the Virginia Run Community Association on Sully District Council. In 2013 Hart was elected Parliamentarian of the Planning Commission and held that position through 2015; in January 2016 he was elected Secretary of the Planning Commission. Also in 2016, Commissioner Hart received the Citation of Merit from the Fairfax County Federation of Citizens Associations.

In Fiscal Year 2016, Hart chaired the Environment Committee and he was a member of the Policy & Procedures; Telecommunications and Land Use Process Review Committees; he was an alternate member of the Parks, Transportation, and Tysons Committees.

Hart, a graduate of the University of Virginia's School of Law, received his undergraduate degree from the UVA School of Architecture. He has been a director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, and the American Bar Association. Hart resides in the Virginia Run community in the western part of Fairfax County. He was featured in the April 2008 issue of the *Planning Communicator* available at: <http://www.fairfaxcounty.gov/planning/april2008newsletter.pdf>.



Janyce Hedetniemi *At-Large*

Effective January 8, 2013, Janyce N. Hedetniemi was appointed by the Board of Supervisors on a motion by Chairman Sharon Bulova to serve as an At-Large member on the Planning Commission. Her current term will expire on December 31, 2016.

A resident of Annandale, Virginia, Hedetniemi is a consultant in community relations and constituency development. She is the founding director of the Office of Community Liaison at the National Institutes of Health (NIH). She established the Office of Community Liaison in 1994 and retired from that position in 2002. Prior to this position she served three institutes of NIH in progressively responsible positions involving planning, evaluation, and

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development. She was instrumental in development of two major national biomedical research programs dealing with women's health and breast cancer.

Hedetniemi has been very active in community service. She has served most recently as an At-Large member on the Fairfax County Park Authority Board from January 2012 through January 2013. Hedetniemi represented the Braddock District on the Fairfax County Transportation Advisory Commission for nine years and was chair from 2008 to 2010. She was also a member of the Tysons Land Use Task Force Steering Committee which helped formulate Comprehensive Plan language for Tysons. She was the At-Large representative to the Fairfax County Community Revitalization and Redevelopment Advisory Group. In 2012, she helped form and served as the first chair of the Braddock District Land Use and Environmental Management Committee.

In Fiscal Year 2016, Hedetniemi chaired the Transportation Committee; she was also a member of the Tysons Committee, Policy and Procedures Committee, and Environment Committee; and an alternate member of the Parks and Land Use Process Review Committees. Commissioner Hedetniemi was appointed to the Economic Advisory Committee by the Board of Supervisors in 2016. She became a *Certified Planning Commissioner* in June 2013.

Hedetniemi holds a Bachelor of Science degree from Carnegie Mellon University where she majored in psychology and English literature and a Master of Science degree from Indiana University in Bloomington, Indiana where she majored in counseling and guidance. She is also a graduate of the Leadership Montgomery and Leadership Maryland programs. She was featured in the May 2013 issue of the *Planning Communicator* available at:

<http://www.fairfaxcounty.gov/planning/may2013newsletter.pdf>



Timothy J. Sargeant
At-Large

Effective January 2007, the Board of Supervisors appointed Tim Sargeant as an At-Large member to the Planning Commission on a motion by former Board Chairman Gerry Connolly. Sargeant was reappointed to his third four-year term, effective in January 2015, by the Board in December 2014. Sargeant's term will expire in December 2018. In January 2016 Commissioner Sargeant was appointed Parliamentarian of the Planning Commission.

Sargeant became a *Virginia Certified Planning Commissioner* in 2007.

Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the 2500-acre Laurel Hill site in southern Fairfax County. He also chaired the Laurel Hill Adaptive Reuse Citizens Task Force, and was appointed by the Board of Supervisors to serve as one of three members of the Laurel Hill Project Advisory Committee to oversee implementation of the Task Force recommendations. The *Times Community Newspapers* of Northern Virginia selected him as 2004 Citizen of the Year.

Sargeant co-chaired the 2002 and 2005 Area Plans Review Task Forces for the Mount Vernon District and was president of his homeowners association. Sargeant is a past member of the Board of Directors of Celebrate Fairfax, Inc. He also has served on the Boards of several area chambers of commerce. Currently, he serves as Chair of the Northern Virginia Regional Park Foundation and as a member of the Board of the Northern Virginia Community College Foundation.

Sargeant was appointed by former Virginia Governor Tim Kaine in 2008 as a member of the Board of Visitors of Gunston Hall and was reappointed by Governors McDonnell and McAuliffe, including his

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recent re-appointment in 2016. Gunston Hall Plantation, a National Historic Landmark, is located on 550 acres in Fairfax County and was the home of George Mason.

In Fiscal Year 2016, Sargeant chaired the Planning Commission's Schools and Capital Improvement Program Committees, and served as a member of the Personnel and Budget and Housing Committees.

In November 2011, Sargeant was appointed to the Leadership Team for the Community Transformation Grant from the Centers for Disease Control and Prevention and administered by the Fairfax County Department of Neighborhood and Community Services. The Leadership Team is tasked with helping to provide strategic direction to the Partnership for a Healthier Fairfax, a multi-sector coalition leading the effort to build County and community capacity to implement environmental, policy, and systems changes to promote health and prevent chronic disease.

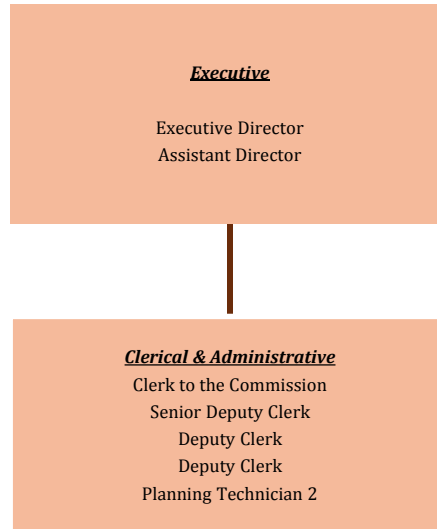
Currently a state and local affairs manager with Dominion Resources, Sargeant previously managed media relations for a natural gas utility. He also worked as a newscaster, reporter, and editor for the Associated Press Radio Network in Washington, D.C.

Sargeant lives in the Mount Vernon District with his wife and two children. He was featured in the August 2008 issue of the *PC Communicator*. That publication is available online at:

<http://www.fairfaxcounty.gov/planning/august2008newsletter.pdf>

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The Planning Commission Office consists of seven employees and two branches or program areas, as reflected in the organization chart below. Each branch within the Planning Commission Office performs different functions; however, the staff is cross-trained in order to ensure maximum operating efficiency.



The vision and mission statements of the staff of the Planning Commission Office are:

VISION: The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest, and respectful communication; respect for diversity; continuing innovation; and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.

MISSION:

- ☀ Provide administrative support to the Planning Commission;
- ☀ Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors;
- ☀ Provide verbal and written assistance on land-use issues;
- ☀ Actively support and encourage public participation in the land-use process;
- ☀ Document actions of the Commission; and
- ☀ Provide information about actions of the Commission.

Executive Branch

The Executive Director and the Assistant Director are responsible for preparing administrative and financial reports and documents as well as coordinating the agenda for all the meetings of the Planning Commission and its committees. In addition to supervising the staff, overseeing production of the *Planning Communicator* newsletter, the *PC Roundtable*, and other special projects (including the Fairfax Forward Review process); the Executive Director and the Assistant Director document, interpret, and report information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission.

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Meetings and Application Scheduling

The Executive Director schedules the meetings and agenda of the Planning Commission and its committees. During FY 2016, the Commission held 44 regular meetings and workshops. Additionally, the Commission held 26 Committee meetings and took action on 202 land-use items. The Executive Staff transmitted to the Board of Supervisors (for public hearing or as *Information Items*) all actions and recommendations made by the Planning Commission.

Planning Commission Roundtable

The *Planning Commission Roundtable* is a monthly video program about land-use topics of interest to County citizens. The *Roundtable*, established in 2003, is one of the most popular components of the Commission's public outreach efforts. Each broadcast is hosted by the Planning Commission Chairman, Peter F. Murphy, in a roundtable format, to enable discussion between individual Commission members and/or invited guests.

The *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (when the Commission is not meeting or if meetings have adjourned prior to that time). The FY 2016 Roundtable broadcast schedule is listed below.

FY 2016 PC Roundtable Program Schedule

July	<i>McConnell Public Safety and Transportation Operations Center</i>
August/September	<i>Economic Success Strategic Initiative</i>
October	<i>Fairfax Center Area Study</i>
November	<i>Hot Lanes</i>
December	<i>Urban Search and Rescue</i>
January	<i>Leadership Fairfax</i>
February	<i>Zoning Ordinance Amendment Work Program</i>
March	<i>Embark Richmond Highway</i>
April	<i>Agricultural and Forestal Districts</i>
May/June	<i>Capital Improvement Program</i>

More information on the *Planning Commission Roundtable* is available on the Commission's website at: <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Specific *Roundtable* programs can be viewed at the PC Office. Recent *Roundtable* broadcasts can be seen via Channel 16's Video on Demand feature at: www.fairfaxcounty.gov/cable/channel16/vod.htm.

Planning Communicator

Four issues of the *Planning Communicator* newsletter were published in Fiscal Year 2016. In addition to providing information about the activities of the Planning Commission, each issue included articles on relevant land-use issues.

All issues of the *Planning Communicator* (since its inception in 2005) are available online at: <http://www.fairfaxcounty.gov/planning/newsletters.htm>.

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Clerical and Administrative Branch

The five members of the clerical and administrative team are the Clerk to the Commission, Senior Deputy Clerk, two Deputy Clerks, and Planning Technician II. They are responsible for preparing minutes of Planning Commission and committee meetings as well as verbatim transcripts after the close of the public hearing on each application as well as a verbatim transcript of administrative actions taken during Commission Matters. They also verify written public notice accuracy, update the committee agenda on the website, and update the Commission's online calendar and meeting agenda.

	FY 2015	FY 2016
Verbatim Transcripts Prepared	240	202
Commission Minutes	59	44
Committee Minutes	9	9
Speakers	331	167

In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 167 speakers who testified during the FY 2016 public hearings. The Clerical Branch staff also prepared verbatim transcripts and minutes of the meetings of the Planning Commission and its committees.

Commission Minutes are available online to the public from 1992 through 2016 and may be found at: <http://www.fairfaxcounty.gov/planning/minutes.htm>. Minutes from 1941 through the present are also available in PDF format and can be emailed upon request.

Written Notice of Pending Land-Use Applications

The Commission staff is responsible for ensuring that proper and timely notice, as set forth in the *Code of Virginia* and the *Fairfax County Zoning Ordinance*, is provided to owners of property abutting land that is the subject of a land-use application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors. During Fiscal Year 2016, the Branch verified the accuracy of 200 public notices (required due to regulations of the *Code of Virginia* and the *Fairfax County Zoning Ordinance*) and distributed 511 First-Class letters, notifying adjacent property owners of pending applications.

Web Posting

The branch is responsible for posting daily online updates to the Commission's meeting agenda and maintaining an online calendar for one month in advance. Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted as updated or at least on a monthly basis. In addition, committee minutes are posted upon completion.

Agendas were posted for all regular and committee meetings. Verbatim transcripts were posted within several days of a meeting and draft Minutes were posted within several weeks of a meeting.

Staff Biographies

A short biography of the seven staff members of the Planning Commission Office is provided on the next several pages.

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Executive Branch

Jill G. Cooper-Executive Director

Jill Cooper was appointed as the new Executive Director of the Planning Commission effective July 1, 2013. Prior to her appointment, Jill served as a Senior Assistant to the Zoning Administrator in the Zoning Administration Division of the Department of Planning and Zoning. In that capacity she handled appeals of determinations by the Zoning Administrator and responded to requests for use determinations, zoning compliance, vested rights status, DMV and 2232 compliance and other zoning information. She also served as staff coordinator for amendments to the Zoning Ordinance and managed the department's legislative review team to coordinate departmental review of pertinent proposed and adopted legislation.

Prior to her work with Fairfax County, Jill was a land use planner for over ten years in the private sector where she prepared and processed land use applications in the District of Columbia and multiple Northern Virginia jurisdictions. Jill was also a senior associate in community outreach at the Urban Land Institute, where she worked with local communities to develop and implement smart growth policies and practices.

Jill earned her Master of Urban Planning degree from the University of Virginia and her Bachelor of Science degree from James Madison University. She is a member of the American Planning Association and the American Institute of Certified Planners. Jill was designated a *Virginia Certified Planning Commissioner* in June 2014.

Kim Bassarab-Assistant Director

Kim Bassarab joined the Planning Commission Office in March 2013 as Assistant Director. Kim's experience includes serving as Program Manager for Fairfax County in the Department of Public Works and Environmental Services (DPWES) in the Director's Office, Land Development Services (LDS). While in that position, Kim was responsible for the Emergency Planning, Communications, Process Improvements, and Customer Service programs for LDS. Kim also served as the Deputy Chief of the Permits Branch partnering with property owners, contractors, developers and sister county agencies to ensure compliance with Virginia Building Codes and land-use regulations and ordinances at the county and state levels. Prior to joining Fairfax County Kim was an Insurance Agent in Northern Virginia for over 15 years. She is a certified *Code Enforcement Trainer* for the Virginia Department of Housing and Community Development and was designated a *Virginia Certified Planning Commissioner* in June 2013.

Clerical & Administrative Branch

John Cooper-Clerk to the Planning Commission

John Cooper joined the Planning Commission in August 2013, previously having served in the capacity of Deputy Clerk to the Board of Zoning Appeals, Department of Planning and Zoning. John's career with the County started in 2007 in the Planning Division, where he served as an Administrative Assistant to the Director of Planning.

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Prior to joining the team at Fairfax County, John served in the U.S. Army for 8 years and was honorably discharged as a Staff Sergeant. Throughout his distinguished career, he has had numerous opportunities to travel around the world while stationed in Germany, Alaska and Honduras. John was designated a *Virginia Certified Planning Commissioner* in June 2014.

Inna Kangarloo-Senior Deputy Clerk

Inna started her career with Fairfax County in 2012 as a volunteer with the Adult Protective Services at the Department of Family Services where she assisted the dedicated team of social workers to manage their clients' case records. In 2014, Inna was hired by the Department of Neighborhood and Community Services and helped coordinate the work of senior, teen, and community centers. She was later promoted with the Fire and Rescue Department as an Administrative Assistant IV to the Deputy Chief of the Support Services Division. Inna has always been interested in studying foreign languages. She pursued her passion and received a BA and MA with a major in English and French from the Linguistic University overseas.

Jacob L. Caporaletti-Deputy Clerk

Jacob Caporaletti was hired in June 2011 as an Associate Clerk. He received a B.A. degree in Communications from Virginia Tech. Jacob has lived in Fairfax County for over 25 years and attended Oakton High School. He was previously employed as a Technical Support Analyst with Hobsons Education Solutions Company in Fairfax, providing customer assistance to major educational institutions such as Harvard, Yale, Boston College and 400 other schools.

Teresa Wang-Deputy Clerk

Teresa began her career with Fairfax County in 1988 as a 911 call-taker/dispatcher for the Police Department and eventually as a Public Safety Assistant working the front desk at Franconia Police Station. In 1993, Teresa transferred to the Department of Planning and Zoning, Board of Zoning Appeals as a Deputy Clerk for several years before leaving the government to stay home with her children. While home, Teresa kept active volunteering in the schools and with part-time employment. In 2011, Teresa was rehired by the Department of Planning and Zoning, Planning Division as an Administrative Assistant II. In 2012, she was promoted to an Administrative Assistant III with the Police Department where she spent time working with the Criminal Investigations Bureau and Resource Management Bureau.

Toni M. Denson- Planning Technician II

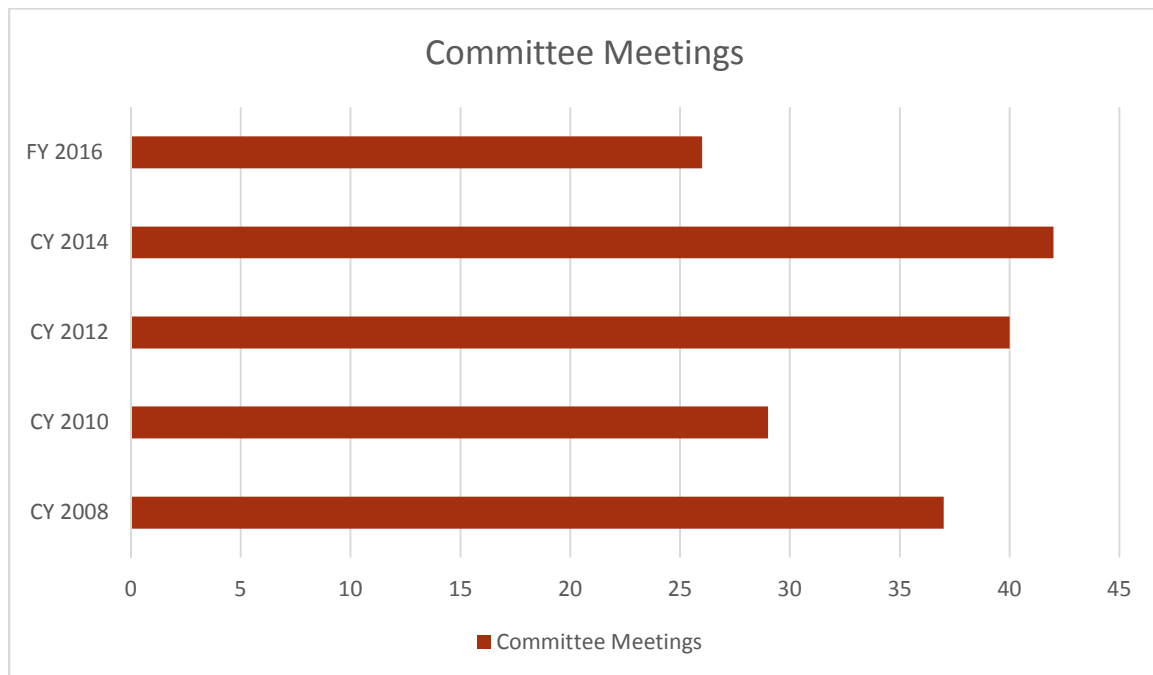
Toni Denson has served the Planning Commission for 26 years. In 1988 Toni was hired as a Planning Aide, she was later promoted to Planning Technician I, and then in 2014 her position was upgrade to a Planning Technician II. Toni received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was an insurance counselor with GEICO.

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Overview of Committees

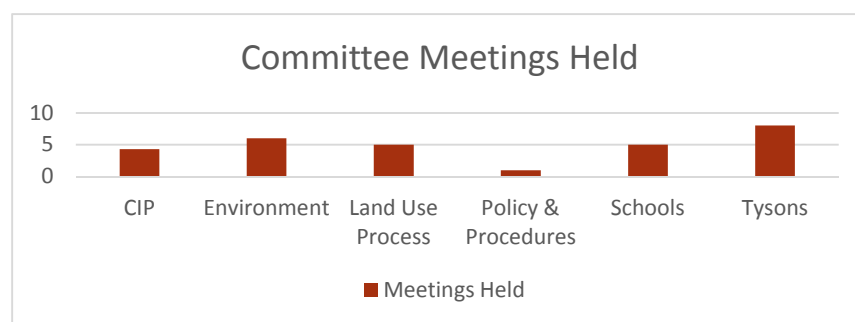
Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many committees meet jointly with other Board-appointed authorities and commissions (e.g. the Environmental Quality Advisory Council, the Park Authority, and the Redevelopment and Housing Authority). In addition to receiving input from County staff and private sector experts, public participation is encouraged at all committee meetings.

Eleven committees were appointed in FY 2016. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), nine other appointed committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons.



As shown above, there were 26 committee meetings held in FY 2016 (including the CIP Workshop.) This is a decrease over the previous six years.

The graph below shows that the most active FY 2016 committees were the Environment Committee and the Tysons Committee.



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The committees are listed (in alphabetical order) on the following pages along with a synopsis of the issues reviewed and actions taken.

Capital Improvement Program Committee

Tim Sargeant, Chair
Peter Murphy
Julie Strandlie
Ellen Hurley
James Migliaccio
Frank de la Fe (alt)

On March 16, 2016, during a regular meeting of the Planning Commission, Planning Commission voted unanimously to endorse the recommendations of its CIP Committee.

CIP projects involve land acquisition as well as the construction and maintenance of public facilities necessary for the safe and efficient provision of public services. They are grouped into seven functional areas and are prioritized based on specific criteria associated with the following four classifications: (1) Immediate (projects may move to the 5 year plan within one year); (2) Near term (projects may be moved to the 5 year plan within 2-3 years); (3) Long term (projects may be moved to the 5 year plan within 4-5 years); and (4) Future (anticipated but not yet scheduled projects).

Environment Committee

James R. Hart, Chair
Ellen Hurley
Janyce Hedetniemi
John Ulfelder
Ken Lawrence
Tim Sargeant (alt)
Julie Strandlie (alt)
Frank de la Fe (alt)

The Environment Committee held 6 meetings in FY 2016. The Planning Commissions Environment Committee has been reviewing the report for the MITRE Corporation entitled “Building Energy Technology Recommendations to Fairfax County”. The report was prepared per a proffered commitment from MITRE to the performance of sustainability-related work for the benefit of the county. This is the second of two reports that MITRE has provided to the county; the first was the report addressing electric vehicle charging infrastructure, for which the Planning Commission Environment Committee completed its review in October 2015. Like that first report, the building energy technology report was referred by the Board of Supervisors to the Planning Commission for its review and recommendation.

Land Use Process Review Committee

Peter Murphy, Chair
Earl Flanagan
Ken Lawrence
James Hart
Ellen Hurley
Tim Sargeant (alt)
Jan Hedetniemi (alt)

The Land Use Process Review Committee held 5 meetings in FY 2016. These meetings were to discuss the Fairfax Forward Process Evaluation and the Preparation for the 2016 Plan Amendment Work Program.

Policy & Procedures Committee

James Migliaccio, Chair
Earl Flanagan
James Hart
Ken Lawrence
Janyce Hedetniemi
Tim Sargeant (alt)

After a review of the Gartner report, the Policy and Procedures Committee met to discuss the findings and ways to facility the findings in order to improve process related to Land Development Services.

Schools Committee

Tim Sargeant, Chair
Julie Strandlie
Ellen Hurley
Frank de la Fe
Karen Keys-Gamarra
Peter Murphy (alt)

With a directive from the Board of Supervisors, the Schools committee met in order to develop locational and character criteria for urban/vertical schools in the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan.

Tysons Committee

Ken Lawrence, Chair
James Migliaccio
Janyce Hedetniemi
John Ulfelder
Frank de la Fe
James Hart (alt)

The Tysons Committee held several meetings in 2016 in order to conclude the revisions to the Tysons Plan.

Other FY 2016 Planning Commission Appointments:

Airports Advisory Committee: Karen Keys-Gamarra, Sully District
Economic Advisory Committee: Janyce Hedetniemi, At-Large



2016 District Actions

As illustrated in Figure 12, during FY 2016, the Planning Commission took action on 5 **Braddock District** land-use applications, all of which were approved either wholly or in part. Additional information on the below-described applications (listed in order by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications.

Items Recommended for Approval

PCA 83-S-029-02--CHICK-FIL-A, INC. – Application to amend the proffers for RZ 83-S-029 previously approved for a planned residential community to permit a fast food restaurant with drive-thru and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the North side of Burke Centre Parkway.

PRC-C-546-03--CHICK-FIL-A, INC. – Application to approve the PRC plan associated with RZ 83-S-029 to permit a fast food restaurant with drive-thru. Located on the north side of Burke Centre Parkway.

DPA-C-546-24--CHICK-FIL-A, INC. – Application to permit the 24th amendment of the Development Plan for RZ 83-S-029 to permit a fast food restaurant with drive-thru and an increase in the allowable square footage for Land Bay 8E by 3,000 sq. feet, from 129,000 sq. feet to 132,000 sq. feet, with an overall Floor Area Ratio (FAR) of 0.22 and associated modifications to site design. Located on the north side of Burke Centre Parkway.

SE 2015-BR-011-- JAYE S. BAWA – Application under Section 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirements. Located at 5210 Dunleigh Drive, Burke, 22015.

PA 2016-I-A1--COMPREHENSIVE PLAN AMENDMENT (HERITAGE MALL) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 11 acres generally located at 7857 Heritage Drive, Annandale, on the west side of Heritage Drive between Commons Drive and Rectory Lane.

2016 District Actions

As shown in Figure 13, the Planning Commission took action on 12 **Dranesville District** land-use applications in FY 2016. All were approved either wholly or in part. Additional information on the applications described below (listed by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

CSPA 86-V-029-11-- BRANDYWINE OPERATING PARTNERSHIP, LP – Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 86-C-029 to permit sign modifications. Located on the northwest side of Sunrise Valley Drive, approximately 800 ft. south of its intersection with Dulles Corner Drive and approximately 600 ft. north of its intersection with Dulles Corner Lane.

SE 2015-DR-016-- METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Sections 6-403 and 6-405 of the Zoning Ordinance to permit electronically powered regional rail transit facilities. Located on the southeast side of Sunrise Valley Drive, west side of Dulles Station Boulevard, and north of Sayward Boulevard.

2232-D15-6-- METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit electronically powered regional rail transit facilities. Located on the southeast side of Sunrise Valley Drive, west side of Dulles Station Boulevard, and north of Sayward Boulevard.

AR 2005-DR-001--GARY A. SIMANSON AND PRIVATE HISTORIC PRESERVATION GROUP, LLC – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestall district. Located at 840 Leigh Mill Road, Great Falls, 22066.

AR 90-D-003-03--JOAN LEWIS JEWETT AND JEWETT FAMILY CORPORATION, INC. – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved Agricultural and Forestal District. Located at 8700 Lewinsville Road, McLean, 22102.

SEA 79-D-071-02--THE TEA CENTER, LLC – Application under Section 3-104 of the Zoning Ordinance to amend SE 79-D-071 previously approved for a private club to permit a child care center and associated modifications to site design and development conditions. Located at 999 Balls Hill Road, McLean, 22101.

PCA/FDPA 2009-HM-017--FAIRFAX COUNTY BOARD OF SUPERVISORS – Applications to amend the proffers, conceptual, and final development plan for RZ 2009-HM-017 previously approved for transit oriented mixed-use development to permit modifications to proffers and site design with no change to the approved overall Floor Area Ratio (FAR) of 3.05, including bonus density with associated workforce housing. Located on the south side of Dulles Toll Road, west of Dulles Station Boulevard.

2016 District Actions

SE 2015-DR-028--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Section 5-404 of the Zoning Ordinance to permit electrically-powered regional rail transit facilities. Located at 2205 Rock Hill Road, Herndon, 20170.

2232-D15-14--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Sections 15.2-2204 and 15.2- 2232 of the Code of Virginia to permit electrically-powered regional rail transit facilities. Located at 2205 Rock Hill Road, Herndon, 20170.

PCA 89-D-007--FAIRFAX COUNTY SCHOOL BOARD – Application to amend the proffers for RZ 89-D-007, previously approved for a public school, to permit an increase in GFA to permit site modifications and building additions with an overall Floor Area Ratio (FAR) of 0.24. Located on the north side of Bennett Street and east side of Dranesville Road.

PCA 2002-HM-043-02/CDPA 2002-HM-043--ARROWBROOK CENTRE, LLC – Applications to amend the proffers and conceptual development plan for a portion of RZ 2002-HM-043, previously approved for mixed-use development, to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58, excluding bonus density associated with ADU/WDU. Located on the west side of Centreville Road, south of Dulles Toll Road, and north of Sunrise Valley Drive.

FDPA 2002-HM-043-03--ARROWBROOK CENTRE, LLC – Application to amend the Final Development Plans for RZ 2002-HM-043 to permit single family attached dwelling units and multifamily dwelling units and modification of site design with an overall 1.2 Floor Area Ratio (FAR) excluding bonus density associated with ADU/WDU. Located on the south side of Dulles Toll Road, north of Sunrise Valley Drive, west of Centreville Road.

RZ 2014-DR-022--BASHEER/EDGEMOORE-BROOKS, LLC – Application to rezone from R-A and R-E to R-E (Cluster) to permit residential development with a total density of 0.38 dwelling units per acre (du/ac). Located approximately 600 feet east of Springvale Road and north of Parkerhouse Drive.

2016 District Actions

As shown in Figure 14, the number of FY 2016 land-use actions in the **Hunter Mill District** increased over the past years. In FY 2016, the Commission acted on 36 land-use applications all but three applications were recommended for approval. Additional information on these items (listed below by action date), is available from the Planning Commission Office. Details of Items Recommended for Approval and Denial below do not include Feature Shown applications

Items Recommended for Approval

PRC 80-C-111--CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS – Application to approve the PRC plan associated with RZ 80-C-111 to permit modifications to an existing place of worship. Located on the south side of Lake Newport Road and east side of Fairfax County Parkway.

SE 2015-HM-006--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – Application under Section 5-404 of the Zoning Ordinance to permit electronically-powered regional rail transit facilities. Located at 12530 Sunrise Valley Drive, Herndon, 20191.

2232-H15-7--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit electronically-powered regional rail transit facilities. Located at 12530 Sunrise Valley Drive, Herndon, 20191.

PCA 85-C-088-10-- BLOCK 4 LLC – Application to amend the proffers for RZ 85-C-088 previously approved for a mixed use development to permit modifications to proffers, site design, and development plan. Located south of New Dominion Parkway, west of Reston Parkway, north of Market Street and Freedom Drive, east of Fountain Drive.

DPA 85-C-088-10-- BLOCK 4 LLC – Application to permit the 8TH amendment of the Development Plan for RZ 85-C-088 to permit a mixed use development with an overall Floor Area Ratio (FAR) of 3.2 and associated modifications to proffers, site design, and development plan. Located south of New Dominion Parkway, west of Reston Parkway, north of Market Street and Freedom Drive, east of Fountain Drive.

PRCA 85-C-088-03-- BLOCK 4 LLC – Application to approve an amendment of the Planned Residential Community Plan associated with RZ 85-C-088 previously approved for a mixed use development to permit modifications to proffers, site design, and development plan. Located south of New Dominion Parkway, west of Reston Parkway, north of Market Street and Freedom Drive, east of Fountain Drive.

SE 2014-HM-066-- SPORTS AUTHORITY, INC. – Application under Section 9-620 of the Zoning Ordinance to permit modification in certain sign regulations to permit an increase in sign area. Located at 8355 Leesburg Pike, Vienna, 22182.

SEA 86-V-066-03-- HUNTER MILL COUNTRY DAY SCHOOL, INC. – Application under Section 3-E04 of the Zoning Ordinance to amend SE 86-C-066-02 previously approved for a private school of general education, nursery school, and child care center to permit an increase in enrollment from 80 to 99 children, and associated modifications to site design and development conditions. Located at 2021 Hunter Mill Road, Vienna, 22181.

PRC 76-C-111--FAIRFAX COUNTY SCHOOL BOARD – Application to approve the PRC plan associated with RZ 76-C-111 to permit a building addition and site improvements to the existing public school facility. Located on the north side of South Lakes Drive.

2016 District Actions

CSPA B-846-02--KBSIII RESTON SQUARE, LLC – Application under Sections 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ B-846 to permit sign modifications. Located at 11790 Sunrise Valley Drive, Reston, 20191.

SE 2015-HM-013--SINGH PROPERTIES II, LLC – Application under Sections 3-104 and 9- 308 of the Zoning Ordinance to permit a medical care facility. Located at 10819 Leesburg Pike, Reston, 20194.

RA/FDP 2014-HM-024--GEORGE FAMILY PROPERTY DEVELOPMENT, LLC – Applications to rezone from R-1 and R-C to PDH-2 to permit residential development with an overall density of 1.05 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located west of the terminus of Crim Dell Lane and north of the terminus of Higdon Drive.

SE 2015-HM-024--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Section 6-304 of the Zoning Ordinance to permit electrically-powered regional rail transit facilities. Located on the south side of Sunset Hills Road, approximately 1,200 feet west of its intersection with Reston Parkway.

PRC 86-C-121-05--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application to approve the PRC plan associated with RZ 86-C-121 to permit electrically-powered regional rail transit facilities. Located on the south side of Sunset Hills Road, approximately 1,200 feet west of its intersection with Reston Parkway.

2232-H15-10--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit electrically-powered regional rail transit facilities. Located on the south side of Sunset Hills Road, approximately 1,200 ft. west of its intersection with Reston Parkway.

PCA-A-936-03--2222 COLTS NECK ROAD, LLC – Application to amend the proffers for RZ –A-936 previously approved for an independent living facility to permit independent living and medical care facilities (assisted living) with an overall Floor Area Ratio (FAR) of 1.22 and associated modifications to proffers. Located on the east side of Reston Parkway and on the west side of Colts Neck Road, north of Glade Drive, and south of South Lakes Drive.

PRCA-A-936--2222 COLTS NECK ROAD, LLC – Application to amend the Planned Residential Community Plan associated with RZ A-936 to permit independent living and medical care facilities (assisted living). Located on the east side of Reston Parkway and on the west side of Colts Neck Road, north of Glade Drive and south of South Lakes Drive.

DPA-A-936-05--2222 COLTS NECK ROAD, LLC – Application to permit the fifth amendment of the Development Plan for RZ A-936 to permit independent living and medical care facilities (assisted living) with an overall Floor Area Ratio (FAR) of 1.22. Located on the east side of Reston Parkway and on the west side of Colts Neck Road, north of Glade Dr., and south of South Lakes Drive.

CSP B-846-03--RESTON HEIGHTS RESIDENTIAL I, LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ –B-846 and PRCA –B-846. Located on the west side of Sunrise Valley Drive.

RZ 2015-HM-010--CHRISTOPHER W. WARNER AND MARY J. WARNER – Application to rezone from R-1 to R-3 to permit residential development with a total density of 2.25 dwelling units per acre (du/ac) and a waiver of the minimum lot width requirements. Located on the south side of Clarks Crossing Road at its intersection with Ballycor Drive.

2016 District Actions

PRC 86-C-023-02--CHICK-FIL-A, INC. – Application to approve a PRC plan associated with RZ 86-C-023 to permit a fast food restaurant with drive through. Located west of Reston Parkway and north of Lake Newport Road.

CSPA 85-C-088--RESTON TOWN CENTER PROPERTY, LLC – Application Under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 85-C-088 to permit sign modifications. Located west of Reston Parkway, south of New Dominion, and east of Town Center Parkway.

CSP 2011-HM-032--TYSONS WEST RESIDENTIAL, LLC – Application under Section 12- 210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-HM-032. Located on the northwest quadrant of the intersection of Leesburg Pike and Westwood Center Drive.

PRCA 77-C-076--AKRIDGE AND RTC PARTNERSHIP, LLC – Application to amend the PRC plan associated with RZ 77-C-076 to permit modifications to a mixed-use office building. Located on the west side of Reston Parkway and north side of Bowman Towne Drive.

Items Recommended for Denial

RZ/FDP 2015-HM-012--SEKAS HOMES, LTD – Applications to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final development plan. Located in the northeast quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place.

DPA-HM-117--SEKAS HOMES, LTD – Application to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the east side of Roland Clarke Place.

2016 District Actions

As illustrated in Figure 15, the Planning Commission took action on 19 **Lee District** land-use items in FY 2016, a slight decrease over last years. The Commission took favorable action, either wholly or in part, on all Lee District land-use items. For more information on the applications described below (by action date), contact the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

PCA 94-L-004--4203 BUCKMAN, LLC – Application to amend the proffers for RZ 94-L-004 previously approved for residential development to permit modifications to proffers and site design. Located in the northeast quadrant of the intersection of Buckman Road.

PCA 1998-LE-064-03--SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC – Application to amend the proffers for RZ 1998-LE-064 previously approved for mixed use development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located at the terminus of Metropolitan Center Drive, southwest of Springfield Metro Center.

PCA 2008-LE-015-02--SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC – Application to amend the proffers for RZ 2008-LE-015 previously approved for office uses to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located on the west side of Springfield Center Drive, southwest of Springfield Metro Center.

PCA/CDPA/FDPA 2011-LE-022--SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C, LLC – Applications to amend the proffers, conceptual and final development plans for RZ 2011-LE-022 previously approved for an office development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.89. Located on the west side of Springfield Center Drive, southwest of Springfield Metro Center.

FDPA 2003-LE-025-03--DAVID A. NASSE – Application to amend the final development plan for RZ 2003-LE-025 to permit modification of yard requirements and associated changes to development conditions. Located approximately 1,200 ft. south of the intersection of South Van Dorn Street and Franconia Road.

FDPA 2003-LE-025-04--KESTER BUCKMIRE – Application to amend the final development plan for RZ 2003-LE-025 to permit modification of yard requirements and associated changes to development conditions. Located approximately 1,200 ft. south of the intersection of South Van Dorn Street and Franconia Road.

SEA 87-L-012-02--R JOUN ENTERPRISE LLC, ROLAND JOUN, TRUSTEE AND MARIA JOUN, TRUSTEE Application under Sections 4-604, 7-607, and 9-611 of the Zoning Ordinance to amend SE 87-L-012 previously approved for a service station and quick service food store to permit site modifications and modification to the development conditions. Located at 6703 Backlick Road, Springfield, 22150.
January 21

FDPA 2003-LE-025-05--JEFFREY D. CLINE – Application to amend a final development plan for RZ 2003-LE-025 to permit modifications of yard requirements for lot 85 and associated changes to the development conditions. Located approximately 1,200 ft. south of the intersection of South Van Dorn Street and Franconia Road.

2016 District Actions

RZ/FDP 2014-LE-008--LONG BRANCH PARTNERS, LLC AND PHD ASSOCIATES, LLC – Applications to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.28 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located north of and abutting the terminus of the un-constructed Thomas Grant Drive right-of-way.

PCA 84-L-20-25/CDPA 84-L-20-06/FDPA 84-L-020-02-14--KINGSTOWNE M&N. LP AND KINGSTOWNE TOWNE CENTER, LP – Applications 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 and associated modifications to proffers and site design at a density of 18.5 dwelling units per acre (du/ac). Located south and east of Kingstowne Village Parkway, north of Kingstowne Boulevard, and west of South Van Dorn Street.

2016 District Actions

As shown in Figure 16, the number of **Mason District** land-use actions in 2014 decreased from previous years. The Commission acted positively on 10 items, either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

Plan Amendment -- PA 2013-I-B2 - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 218 acres of land surrounding Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The area is generally bounded by portions of Wilson Boulevard and the City of Falls Church to the north, and Arlington County to the north/southeast.

PA 2013-I-L1(A)-- COMPREHENSIVE PLAN AMENDMENT (LINCOLNIA PLANNING DISTRICT: PHASE 1 EDITORIAL CHANGES) - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns the Lincolnia Planning District, approximately 2,000 acres, bounded Lincolnia Road, Old Columbia Pike, Little River Turnpike, Braddock Road, Indian Run Stream Valley, I-395, and the Norfolk Southern Railway/Virginia Railway Express right-of-way. The amendment proposes editorial revisions and changes to reflect existing conditions and more recent planning efforts, such as the Great Parks, Great Communities 2010-2020 Park System Plan.

SEA 84-M-012-02-- QUAN Q. NGUYEN AND NGAN T. NGUYEN - Application under Sections 3-504 and 9-515 of the Zoning Ordinance to amend SE 84-M-012 previously approved for a medical office to permit modifications to site and development conditions. Located at 4217 Evergreen Lane, Annandale, 22003.

SEA 97-M-016--EXTRA SPACE STORAGE INC. - Application under Sections 4-804 and 9-62 of the Zoning Ordinance to amend SE 97-M-016, previously approved for a mini warehouse establishment, to permit modifications to site and development conditions in a commercial revitalization district. Located at 5821 Seminary Road, Falls Church, 22041.

PCA 74-5-158-03--DRW, INC. - Application to amend the proffers for RZ 74-5-158 previously approved for residential development to permit single-family residential development at a density of 9.52 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the South side of Edsall Road, approximately 800 ft. east of its intersection with Bren Mar Drive.

RZ 2015-MA-018-- FAIRFAX COUNTY BOARD OF SUPERVISORS/FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES - Application to rezone from C-5 to R-4 to permit public uses (fire station) with an overall Floor Area Ratio (FAR) of 0.34. Located on the south side of Arlington Boulevard, at the intersection of Hodge Place and Woodley Ln.

2232-M15-24-- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns a proposal by the Department of Public Works and Environmental Services to construct a temporary fire and rescue station facility located at 6637 South Street, Falls Church.

2016 District Actions

As illustrated in Figure 17, the Commission acted on 21 items, in the **Mount Vernon District** all were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

FDPA 2002-MV-040-02--LORTON AL INVESTORS, LLC – Application to amend the final development plans for RZ 2002-MV-040 to permit a medical care facility and associated changes to development conditions. Located in the northwest quadrant of the intersection of Silverbrook Road and White Spruce Way.

SE 2014-MV-074--CARLA MCNEIL SEAY/CARLA'S WEECARE HOME DAYCARE – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8045 Winding Way Court, Springfield, 22153.

SE 2015-MV-007-- FELECIA HAYES/SARATOGA LEARNING CENTER – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8047 Winding Way Court, Springfield, 22153.

PA 2015-IV-MV2--COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON CLUB CONDOMINIUMS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 19.5 acres generally located south of Huntington Avenue, north of North Kings Highway, and west of the Huntington Avenue Metro Station at 2601 Indian Drive, Alexandria, VA 22303.

SEA 83-V-083--SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY – Application under Sections 4-804 and 9-625 of the Zoning Ordinance to amend SE 83-V-083 previously approved for a service station and quick service food store to permit modifications to site design and development conditions, and to permit modifications to minimum yard requirements for certain existing structures and uses. Located at 9402 Richmond Highway, Lorton, 22079.

SE 2014-MV-051--TESTEY HAMDAEL DBA WONDERFUL CHILD CARE – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8257 Native Violet Drive, Lorton, 22079.

2232-V15-1--FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES Application under Sections 15.2- 2204 and 15.2-2232 of the Code of Virginia to locate a proposed levee, to be generally located in Huntington Park, Alexandria, VA 22303.

SEA 97-V-061--ARA, INC. T/A GUNSTON SHELL SERVICE STATION – Application under Section 4-604 of the Zoning Ordinance to amend SE 97-V-061 previously approved for a service station to permit modifications to the site design and development conditions. Located at 9801 Richmond Highway, Lorton, 22079.

SEA 97-V-033-02--MOUNT VERNON COUNTRY CLUB, INC. – Application Under Sects. 2-904 and 3-204 of the Zoning Ordinance to amend SE 97-V- 033 previously approved for uses in a flood plain, golf course, and country club to permit site modifications, including grading, dredging, and stream restoration within a portion of the 100-year flood plain, and modifications to development conditions. Located at 5111 Old Mill Road, Alexandria, 22309.

2016 District Actions

SE 2015-MV-033--OLETHEA GILMORE/LEE'S HOME DAYCARE – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8652 Bent Arrow Court, Springfield, 22153.

SE 2015-MV-019--CHARLES COUNTY SAND & GRAVEL COMPANY, INC. – Application under Section 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Road, Lorton, 22079.

RZ 2016-MV-011--ARTIS SENIOR LIVING, LLC – Application to rezone from R-1 to R-2 to permit an assisted living facility with an overall Floor Area Ratio (FAR) of 0.17. Located on the north side of Ox Road (Rt. 123) approximately 400 feet east of its intersection with Blue Steel Way.

SE 2015-MV-032--ARTIS SENIOR LIVING, LLC – Application under Sections 3-104 and 10-104 of the Zoning Ordinance to permit an assisted living facility and an increase in maximum permitted fence height. Located at 8911 Ox Road, Lorton, 22079.

SE 2015-MV-035-- STARBUCKS COFFEE COMPANY – Application under Sections 7-607 and 9-611 of the Zoning Ordinance to permit fast food restaurant with drive-thru in a highway corridor overlay district. Located at 7511 Richmond Highway, Alexandria, 22306.

2016 District Actions

As illustrated in Figure 18, the Commission took action on 35 **Providence District** land-use applications in FY 2016. The Planning Commission approved all but one of those items, either wholly or in part. Additional information on the applications (listed below by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval and Denial below do not include Feature Shown applications

Items Recommended for Approval

CSP 2011-PR-011--THE MITRE CORPORATION – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the east side of Colshire Drive, approximately 880 ft. south of Dolley Madison Boulevard.

SEA 2002-PR-031--THE MITRE CORPORATION – Application under Section 9-620 of the Zoning Ordinance to amend SE 2002-PR-031 previously approved for a waiver of certain sign regulations to permit the installation of additional way finding signage and associated modifications to site design and development conditions. Located at 7515 Colshire Drive, McLean, 22102.

SE 2015-MV-003--FIRST YEARS LEARNING CENTER LLC / CLAUDIA TRAMONTANA – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6614 Winstead Manor Court, Lorton, 22079.

PCA 2004-PR-044-02-- TYSONS CORNER PROPERTY HOLDINGS LLC, TYSONS CORNER HOLDINGS LLC, TYSONS CORNER RESIDENTIAL I LLC, TYSONS CORNER OFFICE I LLC, AND TYSONS CORNER HOTEL PLAZA LLC – Application to amend the proffers for RZ 2004-PR-044 previously approved for an urban, mixed use development at Tysons Corner Metrorail Station to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.77. Located east of International Drive, south of Chain Bridge Road., west of Interstate 495, north of Towers Crescent Drive and Leesburg Pike.

CDPA/FDPA 2001-PR-044-- TYSONS CORNER PROPERTY HOLDINGS, LLC AND TYSONS CORNER HOLDINGS, LLC – Applications to amend the conceptual and final development plans for RZ 2004-PR-044 to permit mixed use development and associated changes to development conditions. Located east of International Drive, south of Chain Bridge Road., west of Interstate 495, north of Towers Crescent Drive and Leesburg Pike.

SE 2015-LE-004-- FATMA RIAHI, FATMA'S PLAY HOUSE – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6812 Ericka Avenue, Alexandria, 22310.

RZ 2010-PR-022--TMG SOLUTIONS PLAZA LAND, LP – Application to rezone from C-4, SC, and HC to PTC, SC, and HC to permit mixed use development with an overall Floor Area Ratio (FAR) up to 5.33 and approval of the conceptual and final development plans. Located in the southwest quadrant of the intersection of Westpark Drive and Greensboro Drive, and north of Solutions Drive.

FDP 2010-PR-022--TMG SOLUTIONS PLAZA LAND, LP – Application to approve the Final Development Plan for RZ 2010-PR-022 to permit multi-family, hotel, and retail use. Located in the southwest quadrant of the intersection of Greensboro Drive and Westpark Drive.

FDP 2011-PR-011-03--CITYLINE PARTNERS LLC – Application to approve the Final Development Plan for RZ 2011-PR-011 to permit office with retail. Located in the southwest quadrant of the intersection of Colshire Drive and Colshire Meadow Drive.

RZ 2015-PR-16--BEYER I LIMITED LIABILITY COMPANY – Application to rezone from I-5, HC to C-8, HC to permit vehicle storage with an overall Floor Area Ratio (FAR) of 0.01. Located southeast of the intersection of Shreve Road and Leesburg Pike, on Gordons Road.

SE 2014-PR-018--BEYER I LIMITED LIABILITY COMPANY – Application Under Sections 4-804 and 9-612 of the Zoning Ordinance to permit vehicle storage associated with vehicle sales, rental, and ancillary

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establishment, and a waiver of the minimum open space requirements. Located at 7113 and 7117 Shreve Road and 118 Gordons Road, Falls Church, 22043.

PCA 78-P-130-02/FDPA 78-P-130-09-CDPA 78-P-130-03--COPT FAIRVIEW, LLC – Applications to amend the proffers, conceptual, and final development plan for RZ 78-P-130 previously approved for a commercial development to permit an office development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located on the west side of Fairview Park Drive, Falls Church, 22042.

FDPA 91-W-023-02-02--FACILITIES MANAGEMENT DEPARTMENT OF FAIRFAX COUNTY – Application for the second amendment to the second final development plan for RZ 91-W-023 to permit site modifications (demolition of building) and associated changes to the development conditions. Located at 10604 Judicial Drive, Fairfax, 22035.

CSP 2010-PR-021--CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-021. Located at 1680 Capital One Drive, McLean, 22102.

PCA/CDPA 2011-PR-023--CITYLINE PARTNERS, LLC – Applications to amend the proffers and the conceptual development plan associated with RZ 2011-PR-023, previously approved for mixed-use development (hotel and retail), to permit mixed-use development (multi-family residential and retail) and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the south side of Westpark Drive at its intersection with Jones Branch Drive.

FDP 2011-PR-023-04--RENAISSANCE CENTRO TYSONS, LLC – Application to approve a final development plan for RZ 2011-PR-023 to permit mixed-use development (multi-family residential and retail). Located on the south side of Westpark Drive, at its intersection with Jones Branch Drive.

PCA 75-7-004-03--MERIDIAN SCIENCE 7980, LP – Application to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50. Located approximately 600 ft. east of the intersection of Science Application Court and Kidwell Drive.

SE 2015-PR-021--MERIDIAN SCIENCE 7980, LP – Application under Section 9-624 of the Zoning Ordinance to permit a containment structure associated with outdoor recreation/sports facility playing fields/courts. Located at 7910 and 7980 Science Application Court, Vienna, 22182.

PCA 87-P-109--DAVID PEETE, JR. AND KAREN PEETE – Application to amend the proffers for RZ 87-P-109 previously approved for residential development to permit modifications to proffers and site design. Located on the north side of Oakton Station Court, approximately 250 ft. from its intersection with Palmer Street.

CSP 2010-PR-014-02--CH REALTY VI-GREY STAR ME, TYSONS ELAN, LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-014. Located in the southeast quadrant of the intersection of Tyco Road (Rt. 3888) and Boyd Pointe Way.

RZ 2014-PR-021-- BIT INVESTMENT FIFTY-TWO, LLC – Application to rezone from C-3, HC to PTC, C to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.59, including maximum of 1,940 dwelling units. Located on the east and west sides of Old Meadow Road, approximately 1,500 feet south of its intersection with Dolley Madison Boulevard.

PCA 92-P-001-012-- BIT INVESTMENT FIFTY-TWO, LLC – Application to amend the proffers for RZ 92-P-001 previously approved for office development with an overall Floor Area Ratio (FAR) of 0.65 to permit deletion of land area. Located on the east and west sides of Old Meadow Road, approximately 1,500 feet south of its intersection with Dolley Madison Boulevard

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FDP 2014-PR-021-- BIT INVESTMENT FIFTY-TWO, LLC – Application to approve a final development plan for RZ 2014-PR-021 to permit multi-family, mixed-use, residential, and retail/service. Located on the southwest quadrant of the intersection of Old Meadow Road and Old Meadow Ln.

FDP 2014-PR-021-02-- BIT INVESTMENT FIFTY-TWO, LLC – Application to approve a second final development plan for RZ 2014-PR-021 to permit multifamily, mixed-use, and residential. Located on the east side of Old Meadow Road

Items Recommended for Denial

SE 2014-PR-067-- KONSTANTINE E. PANOVA – Application under Sections 3-204 and 9-300 of the Zoning Ordinance to permit a child care center. Located at 9653 Blake Lane, Fairfax, 22031.

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Figure 19 illustrates the number of **Springfield District** land-use actions taken in FY 2016. The Planning Commission approved 21 land-use applications (listed below by action date), either wholly or in part. Additional information on these items is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

SE 2015-SP-012--MACY'S RETAIL HOLDINGS, INC. – Application under Section 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 11700 Lee Jackson Memorial Highway.

AF 2015-SP-001-- HEATHER SCOTT-MOLLEDA, JOSE MARIA MOLLEDA – Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an Agricultural and Forestal District. Located at 6500 Clifton Road, Clifton, 20124.

AR 90-S-004-03--JLB ASSOCIATES – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved Agricultural and Forestal District. Located on the north and south sides of Popes Head Road, approximately 3,000 ft. west of its intersection with Colchester Road.

RZ/FDP 2015-SP-004--CHRISTOPHER LAND, LLC – Applications to rezone from R-1, WS to PDH-2, WS to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located at the terminus of Crouch Drive.

RZ 2015-SP-003--CHRISTOPHER LAND, LLC – Application to rezone from R-1 to R-8 to permit residential development with a total density of 6.4 dwelling units per acre (du/ac) and a waiver of the minimum district size requirement. Located on the east side of Burke Lake Road, 600 ft. north of its intersection with Shiplett Boulevard.

AR 2006-SP-002--GEORGE F. AND SUSAN M. SCHULZ – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved Agricultural and Forestal District. Located at 8142 & 8146 Rondelay Lane, Fairfax, 22039.

SE 2015-SP-022--EILEEN MEADE DBA MEADE FAMILY DAYCARE – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9697 South Run Oaks Drive, Fairfax Station, 22039.

RZ/FDP 2015-SP-007--MRD PROPERTIES, LLC – Applications to rezone from R-1, WS to PDH-3, WS to permit residential development with an overall density of 2.4 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the north side of Westbrook Drive, opposite the intersection with Devlin Green Lane.

2232-S15-9--CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS AND MILESTONE TOWER LIMITED PARTNERSHIP III – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to develop a 130 monopole telecommunications facility located at 9211 Old Keene Mill Road.

AR 98-S-001-02--EDITH E. BIERLY – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved Agricultural and Forestal District. Located at 8833 Lake Hill Drive, Lorton, 22079.

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SEA 2004-MV-001-02--THE TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH – Application under Sections 3-103 and 3-104 of the Zoning Ordinance to amend SE 2004-MV-001, previously approved for a telecommunications facility, to permit continuation of the use to a newly modified site, and associated modifications to site design and development conditions. Located at 8616 Pohick Road, Springfield, 22153.

PA 2014-III-FC2--COMPREHENSIVE PLAN AMENMDNET-FAIRFAX TOWNE CENTER PLAN – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 22.8 acres generally located at 12200 West Ox Road, Fairfax, VA 22033 at the intersection of West Ox Road and Monument Drive.

SE 2015-SP-023/2232-S15-5--CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS; LITTLE LEAGUE INC. FAIRFAX – Application under Section 3-C04 of the Zoning Ordinance to permit a telecommunications facility. Located at 12601 Braddock Road, Fairfax, 22030.

AF 2016-SP-001--CHARLES E. DYER, TRUSTEE, JOANNE L. DYER, TRUSTEE, DYER LIVING TRUST – A&F District Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit to the creation of a local Agricultural and Forestal District. Located at 6501 Colchester Road, Fairfax Station, 22039.

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As illustrated in Figure 20, the Planning Commission took action on 27 **Sully District** land-use applications in FY 2016, all of which were approved either wholly or in part. Additional information on the applications (listed below by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications

Items Recommended for Approval

RZ/FDP 2014-SU-016--WESTFIELDS VENTURE LP – Applications to rezone from I-3,WS to PRM,WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.50 including bonus density for the provision of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs), approval of the conceptual and final development plans, and a waiver to permit the location of underground storm water management facilities in a residential area. Located on the northwest quadrant of the intersection of Westfields Boulevard and Stonecroft Boulevard.

PCA 78-S-063-07--WESTFIELDS VENTURE LP – Application to amend the proffers for RZ 78-S-063 previously approved for business/industrial park to delete 50.59 acres to be included in concurrent RZ/FDP 2014-SU-016. Located in the northwest quadrant of the intersection of Westfields Boulevard and Stonecroft Boulevard.

SE 2015-SU-009--LAIBA SHEIKH/LAIBA'S FAMILY DAY CARE – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5723 Triplett Drive, Centreville, 20120.

Plan Amendment—PA 2015-KKK-DS1--COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J, WEGMANS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 21 acres generally located north of the Westfields Boulevard and Newbrook Drive/Park Meadow Drive intersection.

SEA 89-Y-035-- HAFT/EQUITIES – SULLY PLAZA LIMITED PARTNERSHIP – Application under Section 9-620 of the Zoning Ordinance to amend SE 89-Y-035 previously approved for a drive-in financial institution and a waiver of minimum lot size and lot width requirements to permit modifications to site design and development conditions to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district and reaffirm waivers of minimum lot size and lot width requirements. Located at 13960 Lee Jackson Memorial Highway, Chantilly, 20151.

PCA/FDPA 2006-SU-007-02-- PHD ASSOCIATES, LLC – Applications to amend the proffers, Conceptual and Final Development Plans for RZ 2006-SU-007 previously approved for residential mixed-use development to permit residential development and a public facility with an overall Floor Area Ratio (FAR) of 0.67, and a modification of the minimum privacy yard requirement for single family attached dwelling units. Located in the northwest quadrant of the intersection of Air and Space Museum Parkway and Wall Road.

SEA 97-Y-002-02— CHANTILLY ASSOCIATES, INC. – Application under Section 5-504 of the Zoning Ordinance to amend SEA 97-Y-002 previously approved for a service station, quick service food store, and car wash to permit modification of development conditions. Located at 5000 Westone Plaza, Chantilly, 20151.

PA S13-CW-T1-- COMPREHENSIVE PLAN AMENMDNET (LELAND ROAD CONNECTOR) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns an area located in Centreville, VA, between the western terminus of Leland Road, at Pickwick Road, and the Lee Highway/Braddock Road/Old Centreville Road intersection, Tax Map Grid 54-4, in the Sully Supervisor District. The area is planned to

2016 District Actions

include an extension of Leland Road, from its current terminus at Pickwick Road, west, to the intersection of Braddock Road and Old Centreville Road. The amendment will consider the removal of this planned extension from the Comprehensive Plan. Recommendations relating to the transportation network may also be modified.

SE 2015-SU-017--BBCN BANK – Application under Section 7-607 of the Zoning Ordinance to permit a drive-in financial institution in a highway corridor overlay district. Located at 13890 Braddock Road, Centreville, 20121.

PCA/CDPA/FDPA 2006-SU-025-02--REGENCY CENTERS ACQUISITION, LLC – Applications to amend the proffers, conceptual and final development plans for RZ 2006-SU-025 approved for a mixed-use development to permit approximately 186,000 sq. ft. of retail/commercial uses and associated modifications to proffer and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the northeastern quadrant of the intersection of Newbrook Drive, Park Meadow Drive, and Westfields Boulevard.

SE 2015-SU-010--CLAUDIO A. VARGAS – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 3930 Kernstown Court, Fairfax, 22033.

RZ/FDP 2015-SU-002--JLB REALTY, LLC – Applications to rezone from PDC, HC, WS, and SC to PRM, HC, WS, and SC to permit residential use with an overall density of 50.1 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located north of Lee Highway, on the south side of Trinity Parkway.

PCA 86S—71-04--JLB REALTY, LLC – Application to amend the proffers for RZ 86-S-071 previously approved for Mixed-Use development to permit deletion of 7.08 ac. of land area to be included in the concurrent RZ/FDP 2015-SU-002. Located north of Lee Highway, on the south side of Trinity Parkway.

SE 2015-SU-018--CHANTILLY AUTO CARE CENTER, LLC – Application under Sections 4-804 and 7-607 of the Zoning Ordinance to permit a service station/ mini-mart in a highway corridor overlay district, and to permit a waiver of the minimum lot width requirements for the C-8 zoning district. Located at 13704 Lee Jackson Memorial Highway, Chantilly, 20151.

CSPA 2006-SU-007--DISCOVERY SQUARE VENTURES, LLC – Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2006-SU-007 to permit sign modifications. Located at 3112 Centreville Road, Herndon, 20171.

FDP 2010-PR-022-02--TMG SOLUTIONS PLAZA LAND, LP – Application to approve the final Development plan for RZ 2010-PR-022 to permit office and retail. Located on the north side of Leesburg Pike extending to Greensboro Drive, west and south of Solutions Drive.

SE 2015-SU-014--DEBRA E. GOODMAN T/A WEE TENDER CARE – Application under Sections 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13565 Melville Lane, Chantilly, 20151.

FDPA 87-S-058-01-02--CENTREWOOD DRIVE APARTMENTS INC. – Application for the second amendment to the first Final Development Plan for RZ 81-S-058 to permit a maintenance facility and associated changes to the Development Conditions. Located southwest of the intersection of Machen Road and Centrewood Drive.

AR 91-Y-001-03--TOM V. RICHARDSON AND JOAN J. RICHARDSON – A&F District Application. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved Agricultural and Forestal District. Located at 6001 Bull Run post Office Road, Centreville, 20120.

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SEA 98-Y-011--RWG VENTURES, INC. – Application under Section 5-504 of the Zoning Ordinance to amend SE 98-Y-011, previously approved for a service station, quick service food store, and a car wash, to permit modifications to the development conditions. Located at 14709 Lee Highway, Centreville, 20121.

SEA 88-S-077-08-- WILLARD ROAD MART, INC. – Application under Section 4-604 of the Zoning Ordinance to amend SE 88-S-077, previously approved for a service station/ quick-service food store, car wash, drive-in financial institutions, fast-food restaurants with drive-thru windows, hotels, vehicle rental establishments, increase in building height, and a waiver of sign regulations, to permit modification to development conditions associated with the service station. Located at 4475 Daly Dr., Chantilly, 20151.

SEA 88-S-077-07-- GOLDEN BROOK, LLC – Application under Section 4-604 of the Zoning Ordinance to amend a portion of SE 88-S-077, previously approved for a service station/ quick-service food store, car wash, drive-in financial institution, fast-food restaurants, hotel, vehicle rental establishment, and increase in building height, to permit an additional fast food restaurant with drive-thru window, and associated modifications to site design and development conditions. Located at Chantilly Shopping Center, Chantilly, 20151.

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As shown in Figure 21, the Planning Commission took action on 15 **Countywide** land-use items in FY 2016. All countywide items were approved by the Commission, either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office. Details of Items Recommended for Approval below do not include Feature Shown applications.

Items Recommended for Approval

Zoning Ordinance Amendments – MINOR/EDITORIAL REVISIONS – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment proposes an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

Zoning Ordinance Amendments--DONATION DROP BOXES – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment proposes an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

PA 2013-CW-T3-- COMPLETED TRANSPORTATION FACILITIES – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns removing completed transportation improvements from the Comprehensive Plan, including the Area Plans, the Countywide Transportation Plan Map, and the Comprehensive Land Use Plan Map. The amendment also proposes to add county-owned commuter parking facilities to the maps, to modify the maps' legends, and to correct editorial oversights.

PA 2013-CW-4CP-- (CONSERVATION AREAS AND COMMUNITY NEIGHBORHOOD IMPROVEMENT AREAS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment proposes to remove references to expired Conservation Areas and completed Community Improvement Areas that from the Comprehensive Plan.

Code Amendment - COUNTY SOILS MAP AMENDMENT – Amendment on the matter of amendments to the County Soils Map, Chapter 107 (Problem Soils) of the Code of the County of Fairfax, Virginia.

Zoning Ordinance Amendment --ALTERNATIVE LENDING INSTITUTIONS – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: to establish and define a new principal land use of Alternative Lending Institution to include payday and motor vehicle title lenders, as regulated by the Code of Virginia.

PFM Amendment --PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL RE: NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL ATA – The proposed amendments update tables, plates, and example problems in the PFM to incorporate National Oceanic and Atmospheric Administration (NOAA) Atlas 14 rainfall data.

CIP--FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) in accordance with Section 15.2-2232 of the Code of Virginia, on the Advertised CIP, Fiscal Years 2017-2021 (with future Fiscal Years to 2026)

ZONING ORDINANCE AMENDMENT, PDC/PRM DISTRICT CHANGES - Changes to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

ZONING ORDINANCE AMENDMENT, APPROVAL PROCESS FOR

TELECOMMUNICATIONS MONOPOLES AND TOWERS Code of Virginia (2232 Review) shall not be required. Given that monopoles and towers can have adverse impacts on adjacent properties, it is appropriate to have staff analysis and Planning Commission review (including in some cases a public hearing to allow citizen input) prior to approval and the installation of such structures.

