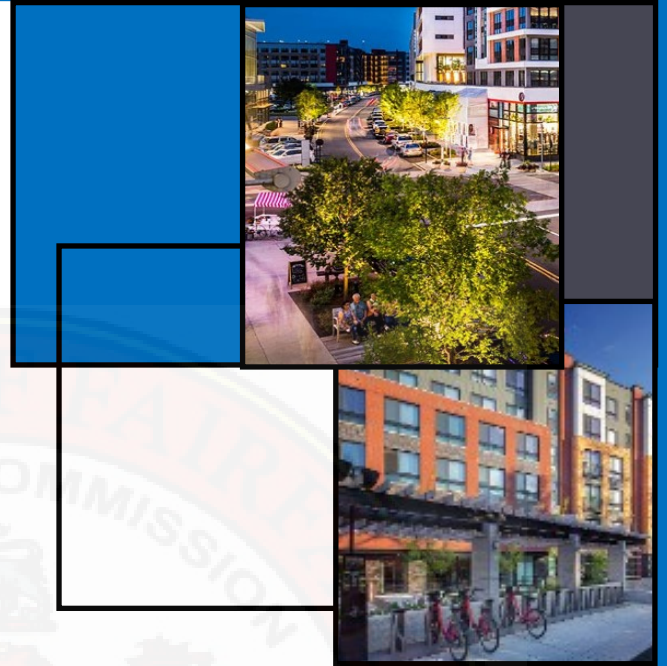


Fairfax County  
PLANNING COMMISSION



# ANNUAL REPORT OF ACTIVITIES

Fiscal Year 2019



Published August 2019



## FAIRFAX COUNTY PLANNING COMMISSION

12000 Government Center Parkway, Suite 552

Fairfax, Virginia 22035

703-324-2865

[www.fairfaxcounty.gov/planningcommission](http://www.fairfaxcounty.gov/planningcommission)

August 2019

Chairman Bulova and Members of the Board:

We are pleased to forward to you the Fairfax County Planning Commission's Report of Activities for Fiscal Year 2019. The Planning Commission continues to work diligently to uphold its mission of providing you with recommendations on land use matters that will result in orderly, balanced, and equitable County growth.

During Fiscal Year 2019, the Planning Commission held **40** regular meetings, **two** workshops, **25** committee meetings, and heard verbal testimony from **301** speakers. The Planning Commission also went on three offsite tours, two of which were related to cases before the Commission and one of which relative to policy matters on natural landscaping, and held a Saturday seminar in March where the Commission received a presentation by Dr. Stephen Fuller on the Washington Region's economic future. In addition, individual Commissioners have continued to work in their communities on land use matters, to include field visits, land use committee meetings, and interaction with applicants, citizens, and staff.

The Planning Commission has continued its outreach efforts through its monthly Planning Commission Roundtable broadcasts on Channel 16 and its quarterly Planning Commission newsletter. Every effort is made to provide timely, complete, and easily accessible information to both County staff and members of the public through both digital and more traditional means of communication.

The Planning Commission and its staff congratulate and salute Chairman Sharon Bulova and Supervisors Cathy Hudgins, Linda Smyth, and John Cook for their years of devoted and outstanding service to the citizens of Fairfax County as they prepare to leave the Board of Supervisors at the end of the year.

The Planning Commission continues its commitment to ensure that Fairfax County is a great place to live, work, and play.

Respectfully submitted,

Peter F. Murphy  
Chairman  
Springfield District

# Fairfax County Planning Commission

## FISCAL YEAR 2019 ANNUAL REPORT



A Fairfax County, VA Publication

*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.*

**Peter F. Murphy, Chairman, Springfield District**

**James R. Hart, Vice Chairman, At-Large**

**James T. Migliaccio, Secretary, Lee District**

**Timothy J. Sargeant, Parliamentarian, At-Large**

**Ellen J. Hurley, Braddock District**

**John C. Ulfelder, Dranesville District**

**John A. Carter, Hunter Mill District**

**Julie M. Strandlie, Mason District**

**Walter C. Clarke, Mount Vernon District**

**Phillip Niedzielski-Eichner, Providence District**

**Donté Tanner, Sully District**

**Mary D. Cortina, At-Large**

***Jill G. Cooper, Executive Director***

***Jacob L. Caporaletti, Clerk***

## TABLE OF CONTENTS

### FISCAL YEAR (FY) 2019 ACTIVITIES

Regular Meeting Activity - p. 1-2

Committee Meeting Activity - p. 3-7

Planning Commission Office and Communications - p. 8-9

### DISTRICT LAND USE

Braddock - p. 10-11

Dranesville - p. 11-13

Hunter Mill - p. 13-16

Lee - p. 16-17

Mason - p. 17-18

Mount Vernon - p. 18-19

Providence - p. 20-23

Springfield - p. 23-24

Sully - p. 24-25

Countywide - p. 26-27

### FY 2019 PLANNING COMMISSION MEMBERS

Ellen J. Hurley - p. 29

John Ulfelder - p. 30

John A. Carter - p. 31

James T. Migliaccio - p. 32

Julie M. Strandlie - p. 33

Walter C. Clarke - p. 34

Phillip Niedzielski-Eichner - p. 35

Peter F. Murphy - p. 36

Donté Tanner - p. 37

Mary D. Cortina - p. 38

James R. Hart - p. 39

Timothy J. Sargeant - p. 40

# FISCAL YEAR 2019 ACTIVITIES

The FY 2019 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2018 through June 30, 2019, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

The high level of concurrence in FY 2019 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. In FY 2019 the Board of Supervisors concurred with **99%** of the Planning Commission's recommendations. This 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.

## OVERVIEW OF REGULAR MEETING ACTIVITY

The Planning Commission held **40** regular meetings, **one** seminar, and **two** workshops during this past year. Additionally, the Planning Commission participated in **three** off-site tours of the site for proposed Plan Amendment, PA 2018-IV-MV2, in the Mount Vernon District (8800 Richmond Highway), the site for proposed Plan Amendment, PA 2018-II-F2, in the Braddock District (One University) as well as the site for a proposed rezoning application, RZ /FDP 2018-BR-026, also in the Braddock District (Erickson Living), and a tour of natural landscaping sites at county facilities.



**FY 2019**

**At A Glance:**

**40 Meetings**

**301 Speakers**

**204 Actions**

**7,407 Minutes**

**Approximate Time Spent  
in Regular Meetings**

**Latest Meeting Adjournment: 2:37 AM** Wednesday, April 24, 2019

**Average Meeting Adjournment: 10:38 PM**

## Public Testimony

The Planning Commission heard verbal testimony from **301 speakers** in Fiscal Year 2019, an approximate **16% increase** in speakers from Fiscal Year 2018 (260 speakers). The applications generating the most testimony were:

**36 Speakers**

**Zoning Ordinance Amendment**

Article 6 – Density Provisions for  
the Reston PRC District

**Countywide**

January 23, 2019

**25 Speakers**

**Special Exception**

SE 2018-MA-005 (Christopher  
Land, LLC)

**Mason**

January 9, 2019

**25 Speakers**

**Plan Amendment**

PA 2018-II-F2 (One University)

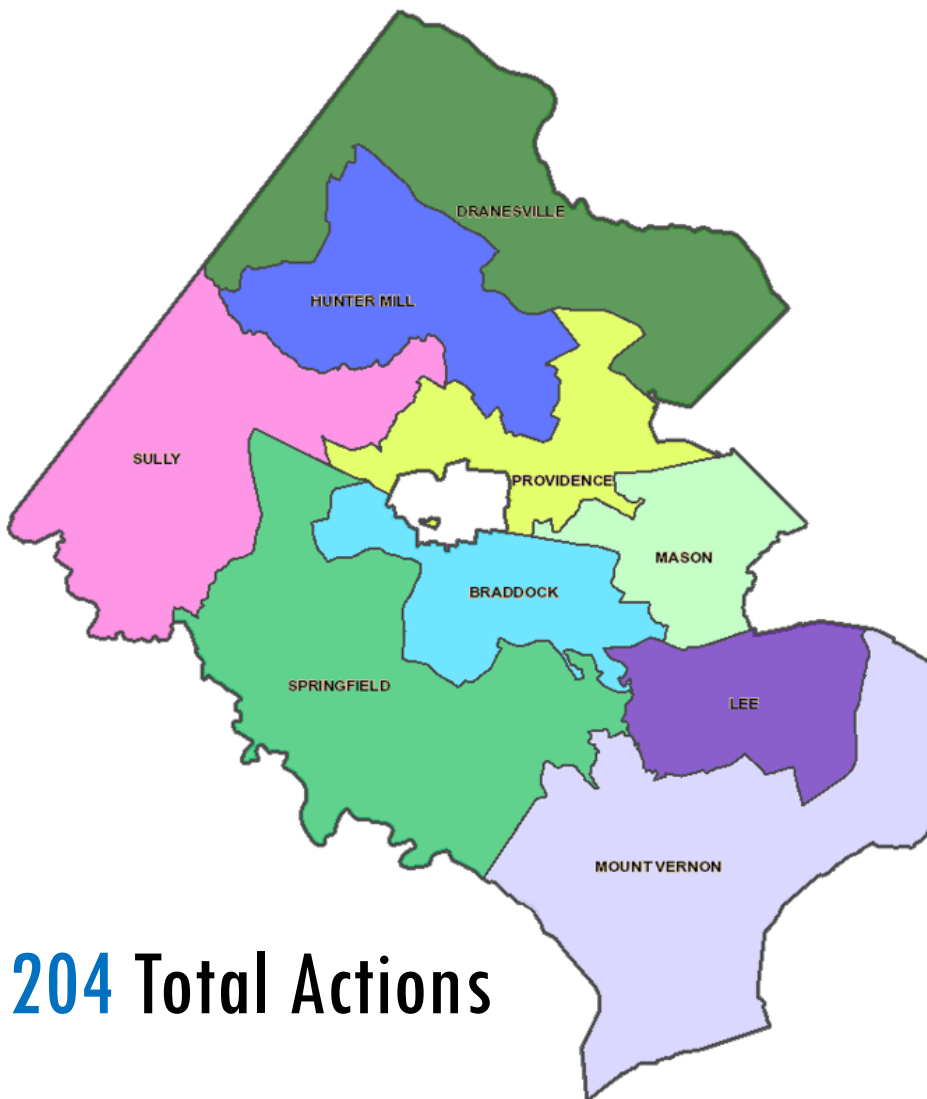
**Braddock**

April 24, 2019

**301 Speakers**



## Supervisory District Workload (% of Actions Per District Over Total Actions)



23% - Hunter Mill  
17.7% - Providence  
11.8% - Dranesville  
10.3% - Mount Vernon  
9.8% - Sully  
8.8% - Countywide  
6.4% - Lee  
4.4% - Springfield  
3.9% - Mason  
3.9% - Braddock

**204 Total Actions**

## Actions by Application Type

Top three types of applications acted on by the Planning Commission

**107**

Rezoning Applications and Associated Development Plans

*105 in FY2018\**

**31**

Special Exception Applications

*43 in FY2018\**

**27**

Public Facility Applications

*36 in FY 2018\**

**\*FY18 had 235 Actions**

# OVERVIEW OF COMMITTEE ACTIVITY

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 School Board). In addition to receiving input from County staff and private sector experts, all committee meetings are open to the public.

Eleven committees were appointed in FY 2019. 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.

Below are the FY 2019 standing and special committees of the Planning Commission and the number of times each committee met. The Parks, Transportation, Tysons, and Personnel & Budget Committees were appointed but held no meetings in FY 2019.

In FY 2019, two commissioners were appointed to represent the Planning Commission on other Board-appointed authorities and commissions. Commissioner Donté Tanner represented the Planning Commission on the Airports Advisory Committee and Commissioner James Migliaccio served on the Economic Advisory Committee.

## 25 Committee Meetings

## 1 Work Session

## 2580 Minutes

- 1—Policy and Procedures
- 2— Capital Improvement Program
- 5— Environment
- 1— Housing
- 8—Land Use Process Review
- 8— Schools
- 4— Telecommunications

Schools—January 26, 2019

Approximate time spent  
in Committee Meetings  
and Work Sessions

## Policy and Procedures Committee

Ellen Hurley (Chairman)  
James Hart  
James Migliaccio  
Pete Murphy  
Tim Sargeant  
Mary Cortina (Alternate)  
Julie Strandlie (Alternate)



The Policy and Procedures Committee met [once](#) in FY 2019 to receive a presentation on the County's One Fairfax Policy.



## Capital Improvement Program (CIP) Committee

Tim Sargeant (Chairman)  
Phillip Niedzielski-Eichner (Vice Chairman)  
Walter Clarke  
Mary Cortina  
James Migliaccio  
Julie Strandlie  
Pete Murphy (Alternate)

During FY 2019, the CIP Committee met **two** times and held **one** workshop/public hearing on March 13, 2019. On February 28, 2019, the Committee was given a presentation by the Department of Management and Budget staff on the FY 2020 – FY 2024 Capital Improvement Program (CIP). On March 21, 2019, the Committee met with the Department of Management and Budget staff and discussed questions raised during the workshop/public hearing on March 13, 2019. The full Planning Commission recommended adoption of the CIP FY 2020-24 on March 27, 2019.



## Environment Committee

James Hart (Chairman)  
Mary Cortina (Vice Chairman)  
Walter Clarke  
Ellen Hurley  
Tim Sargeant  
Donté Tanner  
John Ulfelder  
John Carter (Alternate)  
Phillip Niedzielski-Eichner (Alternate)  
Julie Strandlie (Alternate)



The Environment Committee held **five** meetings in FY 2019. The Committee endorsed the January 24, 2019, revised version of the Green Building, Energy Policy Plan - Policy b for the full Planning Commission, received a presentation from the Virginia Department of Environment Quality on the development of a Salt Management Strategy for Northern Virginia, and was introduced to a Policy Plan amendment addressing coastal resource management guidance (tidal shoreline erosion control) by the Department of Planning and Zoning.

In addition, the Committee also received an overview and information regarding the Board of Supervisor's (BOS) authorization for a Policy Plan amendment that would establish Comprehensive Plan support for natural landscaping at Public facilities. Based on this Policy Plan Amendment, the Committee met had several presentations and discussions. The Department of Planning and Zoning also hosted a tour of several natural landscaping sites on June 22, 2019, for the whole Planning Commission.

## Housing Committee

Julie Strandlie (Chairman)  
Walter Clarke  
Ellen Hurley  
James Migliaccio  
Phillip Niedzielski-Eichner  
Tim Sargeant  
John Carter (Alternate)  
John Ulfelder (Alternate)

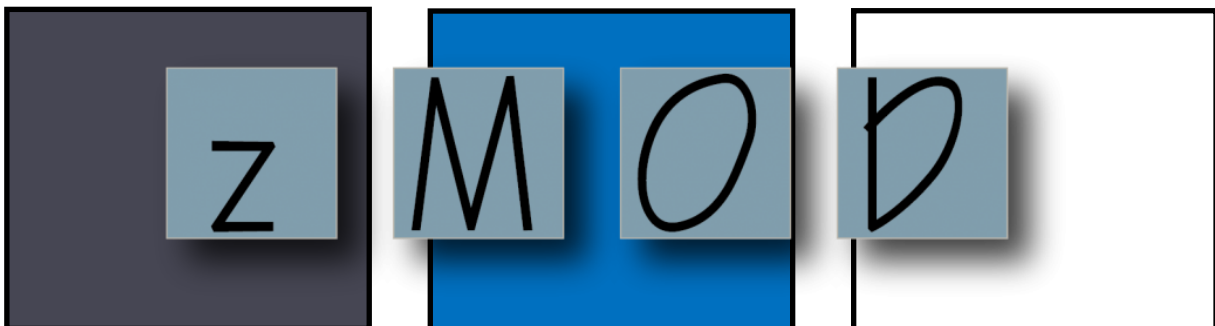
The Housing Committee met **once** in March to receive a presentation from the Department of Housing and Community Development on affordable housing in Fairfax County.



## Land Use Process Review Committee

James Migliaccio (Chairman)  
Ellen Hurley (Vice Chairman)  
John Carter  
James Hart  
Pete Murphy  
Julie Strandlie  
Mary Cortina (Alternate)  
Tim Sargeant (Alternate)

The Land Use Process Review Committee held **eight meetings** in FY 2019. The Committee reviewed several pending Zoning Ordinance Amendments as well as its annual review of the Zoning Ordinance Amendment Work Program. On multiple occasions, the Committee received updates from staff pertaining to the Zoning Ordinance Modernization Project, an effort to better streamline the County's Zoning Ordinance. The Committee also received a presentation on the 2019-2020 South County Site-Specific Plan Amendment Process.





## Schools Committee



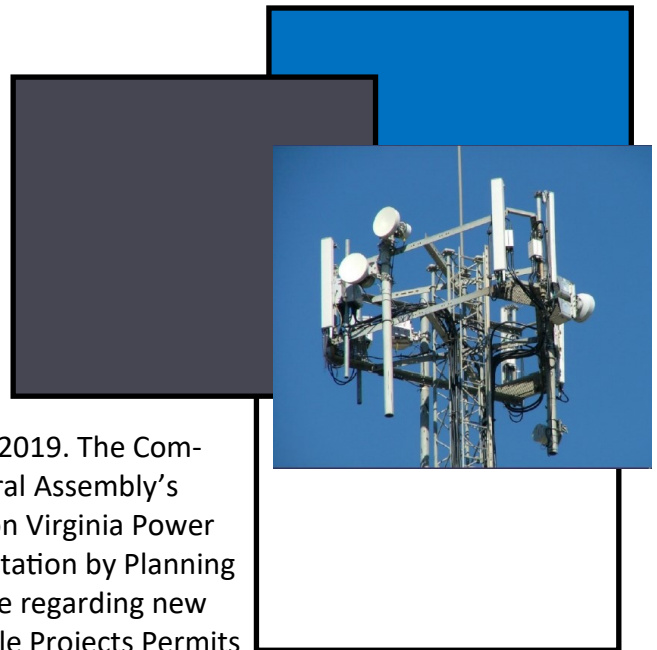
Tim Sargeant (Chairman)  
Julie Strandlie (Vice Chairman)  
Ellen Hurley  
Pete Murphy  
Phillip Niedzielski-Eichner  
John Carter (Alternate)  
Walter Clarke (Alternate)  
James Hart (Alternate)  
John Ulfelder (Alternate)

During FY 2019 the Schools Committee met [eight times and held one work session](#) and discussed and created a work plan, as requested by the Board of Supervisors and School Board during their joint retreat, to address land use priorities. While working with the Fairfax County Public Schools staff, the Committee addressed and discussed several topics, such as schools planning, economic development, equity, access, and utilization of schools/schools facilities and County owned properties, co-location of facilities, and school proffers. The Committee finalized their work and endorsed to the Planning Commission a recommendation for the Board of Supervisors to authorize advertising for changes to the policy plan.

## Telecommunications Committee

Pete Murphy (Chairman)  
John Ulfelder (Vice Chairman)  
James Hart  
Ellen Hurley  
James Migliaccio  
Donté Tanner  
Julie Strandlie (Alternate)

The Telecommunications Committee met [four](#) times in FY 2019. The Committee discussed the implementation of the Virginia General Assembly's House Bill 1258, received two presentations from Dominion Virginia Power on electric transmission infrastructure, was given a presentation by Planning Division staff and discussed the Planning Commission's role regarding new telecommunications permits, Administrative Review Eligible Projects Permits (AREP) and the Consent Agenda process, and received a presentation on the proposed Wireless Telecommunication Zoning Ordinance Amendment (ZOA) and the proposed Mobile and Land-Based Telecom Policy Plan Amendment (PA).





## Parks Committee

John Carter  
 Mary Cortina  
 Pete Murphy  
 Julie Strandlie  
 John Ulfelder  
 Walter Clarke (Alternate)  
 James Hart (Alternate)  
 James Migliaccio (Alternate)  
 Tim Sargeant (Alternate)

## Personnel and Budget Committee

James Migliaccio  
 Pete Murphy  
 Phillip Niedzielski-Eichner  
 Julie Strandlie  
 Donté Tanner  
 Ellen Hurley (Alternate)  
 Tim Sargeant (Alternate)



## Transportation Committee

Walter Clarke  
 Mary Cortina  
 Ellen Hurley  
 Donté Tanner  
 James Hart (Alternate)  
 Julie Strandlie (Alternate)



## Tysons Committee

John Carter  
 Mary Cortina  
 James Hart  
 Phillip Niedzielski-Eichner  
 John Ulfelder

# OVERVIEW OF PLANNING COMMISSION OFFICE & COMMUNICATIONS

The Fairfax County Planning Commission's administrative staff is committed to excellence through the 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.

The Planning Commission Office in FY 2019, in addition to responding to walk-in, telephone, written, and email requests for information, registered or verified the addresses of the **301 speakers** who testified during the FY 2019 public hearings. Staff also processed **1088 written comments** from citizens regarding the **204 applications** reviewed by the Planning Commission.



**FY 2019**

**At A Glance:**

**301 Speakers**

**1088 Written Comments**

**192 Public Notices**

The Planning Commission staff documents meeting minutes and the verbatim of each Planning Commission meeting, from 2016 through 2019, minutes are available online to the public and may be found at <https://www.fairfaxcounty.gov/planningcommission/minutes-home>. The verbatim per each case heard from 2017 to 2019 can be found at <https://www.fairfaxcounty.gov/planningcommission/verbatim-home>. Minutes from 1941 through the present are also available in PDF format and can be emailed upon request.

The Planning Commission staff is also responsible for ensuring that proper and timely notice, as required by the *Code of Virginia* and the Fairfax County Zoning Ordinance, is provided to owners of property abutting and adjacent to land that is the subject of a land use application scheduled for public hearing by the Planning Commission as well as by the Board of Supervisors. During Fiscal Year 2019, staff verified the accuracy of **192 public notices**, notifying adjacent property owners of pending applications.

In addition, to support further communication with County stakeholders, the Planning Commission staff produces a quarterly newsletter, the *Planning Communicator*, and helps provide administrative assistance towards the production of the Planning Commission Roundtable, a monthly Channel 16 video program televised and streamed online.

## ***Planning Communicator***

Four issues of the *Planning Communicator* newsletter were published in Fiscal Year 2019 and included a snapshot of land use activity in each district and countywide. Recent issues of the Planning Communicator are available online at: <https://www.fairfaxcounty.gov/planningcommission/newsletter>.

# Planning Commission Roundtable



Established in 2003, the Planning Commission Roundtable is a monthly video program about land use topics of interest to County citizens. Each broadcast is hosted by the Planning Commission Chairman, Peter F. Murphy and features subject matter experts as guests for each show.

The Planning Commission Roundtable is produced by the Cable Programming Division and is broadcasted 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 show is also streamed and archived and can be accessed at: <https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-roundtable>. The FY 2019 Roundtable broadcast schedule is listed below. More information on the Planning Commission Roundtable is available by calling the Commission Office at 703-324-2865 (TTY 703-324-7951).

## **November 2018**

### **Zoning Ordinance Amendment Work Program**

*Leslie B. Johnson, Zoning Administrator*

*Casey Judge, Senior Planner, Department of Planning and Zoning*

## **December 2018**

### **BizEx Program**

*Meaghan Kiefer, Fairfax County's Business Experience Partner*

*Elizabeth Hagg, Deputy Director, Office of Community Revitalization*

## **January 2019**

### **One Fairfax**

*Karla Bruce, Chief Equity Officer*

## **February 2019**

### **Health in All Policies**

*Anna Ricklin, Health in All Policies Manager, Health Department*

## **March 2019**

### **Fairfax County Park Authority's 10-Year Plan**

*Kirk Kincannon, Executive Director, Park Authority*

*Mary Cortina, At-Large Planning Commissioner*

## **April 2019**

### **Office of Emergency Management**

*Seamus Mooney, Coordinator, Office of Emergency Management*

*Sulayman Brown, Emergency Operations Center Manager, Office of Emergency Management*

## **May 2019**

### **James M. Scott Exceptional Design Awards**

*Marsha Collins, Awards Coordinator, Department of Planning and Zoning*

## **June 2019**

### **Celebrate Fairfax**

*Ashley Morris, CEO, Celebrate Fairfax*

*Andrew Painter, Chairman, Celebrate Fairfax Board of Directors*



# DISTRICT LAND USE ACTIONS

The following section details the land use actions of each magisterial district. Additional information on the applications is available from the Planning Commission Office.

## FY 2019 Braddock District Land Use Actions

### Items Concurred with:

2232-B18-9 — **AT&T** — 12011 Government Center Parkway (Pennino Building) Fairfax, 22035.

### Items Recommended for Approval:

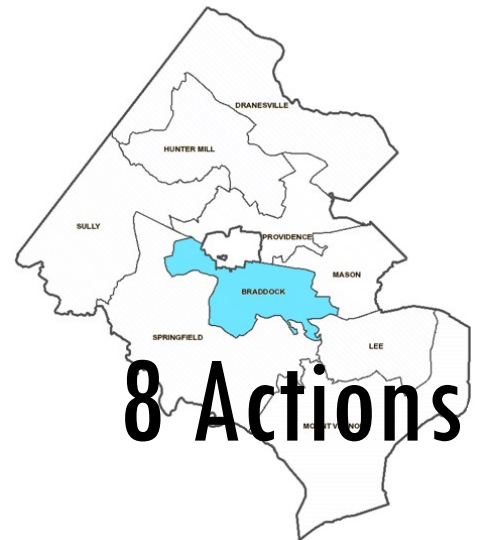
SEA 1997-Y-035-02 — **THE WOODLANDS RETIREMENT COMMUNITY, LLC** — Application under Sections 3-304 and 9-301 of the Zoning Ordinance to amend SE 97-Y-035 previously approved for an independent living facility to permit additional surface parking and reduce the minimum age requirement from 62 to 55 and associated modifications to site design and development conditions. Located at 4320 Forest Hill Drive, Fairfax, 22030.

PCA 1997-SU-027-02 — **THE WOODLANDS RETIREMENT COMMUNITY, LLC** — Application to amend the proffers for RZ 1997-SU-027 previously approved for an independent living facility to permit additional surface parking and reduce minimum age requirement from 62 to 55 with no change to the previously approved density of 13.1 du/ac. Located on the south side of Lee Highway and west side of Forest Hill Drive.

PA 2017-III-P1 — **COMPREHENSIVE PLAN AMENDMENT (NOVA TRAINING CENTER SITE AND STATE POLICE SITE)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerned approximately 95 acres located at 9911 and 9801 Braddock Road. The area was planned for public facilities, governmental and institutional use with a portion of the western edge of the subject property planned for public parks. The Plan amendment was narrowed to consider residential uses up to 2-3 dwelling units per acre, public park uses and a continuing care facility at an intensity up to 0.60 FAR with a mix of independent and assisted accommodation units.

PA 2018-II-F1 — **COMPREHENSIVE PLAN AMENDMENT (ROBERTS ROAD)** — 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 concerned approximately 8.94 acres generally located at the northeast quadrant of the intersection of Braddock Road and Roberts Road. The area was planned for residential use at a density of 1-2 dwelling units per acre, and the Amendment considered residential use up to 6 dwelling units per acre.

PA 2018-II-F2 — **COMPREHENSIVE PLAN AMENDMENT (ONE UNIVERSITY)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerned approximately 10.8 acres generally located at 4348 Ox Road, 4400 Saint Edwards Place, and 4500 University Drive, in the northwest quadrant of the intersection of University Drive and Route 123. The amendment considered up to 240 affordable multifamily housing units and 360 multifamily housing units envisioned to serve the GMU student population, as well as limited community space/use as may be appropriate.



RZ/FDP 2018-BR-026 — **ERICKSON LIVING AT BRADDOCK ROAD, LLC** — Applications to rezone from R-1 to PCC to permit continuing care facility with an overall Floor Area Ratio (FAR) of 0.60 and approval of the conceptual and final development plan. Located on the south side of Braddock Road at its intersection with Burke Station Road .

## FY 2019 Dranesville District Land Use Actions

### Items Concurred with:

FS-D18-57 — **SPRINT** — Right-of-Way Near 492 Riverbend Road, Great Falls, 22066.

### Items Recommended for Approval:

RZ 2017-DR-023 — **TRADITION HOMES, LLC** — Application to rezone from R-1 to R-3 to permit residential development with a total density of 2.26 dwelling units per acre (du/ac). Located on the east side of Dranesville Road south of its intersection with Wiehle Avenue.

SE 2017-DR-027 — **PETER J. FITZGERALD JR.** — Application under Sections 3-104, 9-011, 9-601, 9-610 and 9-615 of the Zoning Ordinance to permit a cluster subdivision and a waiver of minimum district size. Located at 7327 Georgetown Pike, McLean, 22102.

AR 84-D-004-04 — **CHARLES NICHOLS AND LAURA NICHOLS** — Renewal Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 438 River Bend Road, Great Falls, 22066.

RZ/FDP 2017-DR-026 — **BENCHMARK ASSOCIATES, LP** — Applications to rezone from C-8, CRD, SC and HC to PRM, CRD, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.99, waiver of minimum district size requirement and approval of the conceptual and final development plan. Located in the western quadrant of Old Dominion Drive and Lowell Avenue.

Subdivision Ordinance — **STREET WAIVER FOR 1016 UNION CHURCH** — Application to subdivide 1016 Union Church Road, McLean 22102, into two lots. One lot to have public street frontage along Union Church Road and the second lot to have access via Cedrus Lane.

RZ/FDP 2016-DR-027 — **POMEROY/CLARK I, LLC** — Applications to rezone from I-5 and PDC to PDH-20 to permit-mixed use development with an overall Floor Area Ratio (FAR) of 1.09 and a density of 25.62 dwelling units/acre including bonus density associated with affordable and workforce dwelling units and approval of the conceptual and final development plan. Located in the northwest quadrant of the intersection of Sunrise Valley Drive and Frying Pan Road.

PCA C-637-4 — **POMEROY/CLARK I, LLC** — Application to delete land area from RZ C-637. Located in the northwest quadrant of the intersection of Sunrise Valley Drive and Frying Pan Road.

RZ 2017-DR-028 — **W-MRP LP OWNER A VIII, LLC** — Application to rezone from I-4 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.70 to include bonus density association with affordable and workforce dwelling units. Located in the southwest quadrant of the intersection of Sunrise Valley Drive and Dulles Technology Drive.





PCA 79-C-037-08 — **W-MRP LP OWNER A VIII, LLC** — Application to amend the proffers for RZ 79-C-037 previously approved for industrial uses to permit deletion of land area associated with RZ 79-C-037. Located in the southwest quadrant of the intersection of Sunrise Valley Drive and Dulles Technology Drive.

PCA C-696-12/ FDPA C-696-05 — **W-MRP LP OWNER A VIII, LLC**— Applications to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located southeast of the intersection of Sayward Boulevard and Dulles Station Boulevard.

FDP 2017-DR-028 — **W-MRP LP OWNER A VIII, LLC** — Application to amend the proffers, conceptual, and final development plan for RZ C-696 previously approved for commercial development to permit construction of a roadway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.00. Located southeast of the intersection of Sayward Boulevard and Dulles Station Boulevard.

PA 2017-III-DS1 — **COMPREHENSIVE PLAN AMENDMENT (INNOVATION CENTER STATION NORTH, DULLES SUBURBAN CENTER LAND UNITS L-1 AND L-2)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerned approximately 28.3 acres generally located at 2152, 2200, 2205, 2210, and 2214 Rock Hill Road, north of the Dulles Toll Road and Airport Access Highway, east of the Loudoun County border and west of Dulles Greene Drive and Innovation Avenue/Rock Hill Road. The area was planned for a mix of uses at intensities ranging from 0.50 to 2.8 FAR, based on distance from the Metrorail station. The amendment considered an additional rail transit option for mixed use to include office, hotel and support retail uses up to an intensity of 4.0 FAR for Land Units L-1 and L-2 with conditions related to the mix and type of uses, parcel consolidation/coordinated development, public facilities, development phasing, urban parks, public art, environment, transitions to adjacent neighborhoods, educational/cultural facility, integration with Metrorail facilities, preservation/documentation of the CIT building, and affordable housing.

AR 80-D-001-04 — **PATOWMACK FARM, A VIRGINIA LIMITED PARTNERSHIP AND EDITH'S LOG CABIN, A VIRGINIA LIMITED LIABILITY COMPANY** — Renewal Application authorized by Chapter 43 of Title 15.2 of the *Code of Virginia* and Chapter 114 (County Code), effective June 30, 1983 to permit the renewal of a previously approved agricultural and forestal district. Located at 215 Seneca Road, Great Falls, 22066.

PCA 2009-HM-017-02/CDPA 2009-HM-017/FDPA 2009-HM-017-02 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC** — Applications to amend the uses, proffers, conceptual development plan and second final development plan for RZ 2009-HM-017, previously approved for mixed use, to permit mixed use to include a continuing care facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 3.01 overall including bonus density associated with workforce dwelling units. Located in the northwest quadrant of Innovation Center Drive and Magna Way.

SE 2018-DR-010 — **VIP WALKER ROAD, LLC** — Application under Sections 3-104, 4-804, 9301 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located on the east side of Walker Road, north of its intersection with Colvin Run Road.

PCA C-637-05 — **POMEROY INVESTMENTS INC., TR.** — Application to delete land area from RZ C-637 previously approved for industrial uses. Located in the northeast corner of the intersection of Sunrise Valley Drive and Frying Pan Road.

RZ 2017-DR-012 — **POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.** — Application to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with affordable and workforce dwelling units). Located in the northeast corner of the intersection of Sunrise Valley Drive and Frying Pan Road.

FDP 2017-DR-012 — **POMEROY COMPANIES, INC./POMEROY INVESTMENTS, INC., TR.** — Application to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with affordable and workforce dwelling units. Located in the northeast corner of the intersection of Sunrise Valley Drive and Frying Pan Road.

## **FY 2019 Hunter Mill District Land Use Actions**

### **Items Concurred with:**

2232-H18-8 — **SPRINT** — 11921 Freedom Drive, Reston, 20190.

2232-H18-14 — **AT&T** — 10780 Parkridge Boulevard Reston, 21076.

FS-H18-18 — **T-MOBILE** — 2301 Pumpkin Ash Court Herndon, 20171.

### **Items Recommended for Approval:**

RZ/FDP 2016-HM-007 — **ONE RESTON CO. LLC AND TWO RESTON CO.**

**LLC** — Applications to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.62 and approval

of the conceptual and final development plan. Located west of Reston Parkway, north of Sunrise Valley Drive, east of Edmund Halley Drive and south of Dulles Airport Access and Toll Road.

RZ 2006-HM-004 — **DANIEL W. MCKINNON** — Application to rezone from R-1 to R-3 to permit residential development with a total density of 2.27 dwelling units per acre (du/ac). Located on the southwest side of Old Courthouse Road and east side of Beulah Road.

PCA 86-C-119-07/DPA 86-C-119-03 — **BOSTON PROPERTIES LP, LLC** — Applications to amend the proffers, conceptual and development plan for RZ 86-C-119 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.22. Located on the north side of Sunset Hills Road, east side of the Town Center Parkway, and south side of the Washington and Old Dominion Trail.

PRC 86-C-119-02 — **BOSTON PROPERTIES, LP** — Application to amend the Planned Residential Community plan associated with RZ 86-C-119 to modify site and development conditions and land area. Located on the north side of Sunset Hills Road, east side of Town Center Parkway, and south side of the Washington and Old Dominion Trail.

PCA 86-C-121-08/DPA 86-C-121-05 — **BOSTON PROPERTIES LP, LLC** — Applications to delete land area from RZ 86-C-121. Located on the north side of Sunset Hills Road, east side of Town Center Parkway, and south side of the Washington and Old Dominion Trail.

RZ/FDP 2017-HM-006 — **RP 11111 SUNSET HILLS, LLC** — Applications to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.50 and approval of the conceptual and final development plan. Located on the south side of Sunset Hills Drive, east of its intersection with Michael Faraday Drive.



RZ/FDP 2016-HM-017 — **JBG/RESTON EXECUTIVE CENTER, LLC** — Applications to rezone from I-5 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.14 and approval of the conceptual and final development plan. Located on the north side of Sunset Hills Road and west side of Town Center Parkway.

RZ/FDP 2016-HM-031 — **PULTE HOME COMPANY, LLC** — Applications to rezone from I-4 and I-5 to PDC to permit office and residential development with an overall Floor Area Ratio (FAR) of 0.88 and approval of the conceptual and final development plan. Located at 12700 Sunrise Valley Drive, Reston, 20191.

PCA 80-C-086-02 — **PULTE HOME COMPANY, LLC** — Application to amend the proffers for RZ 80-C-086 to permit deletion of land area. Located at 12700 Sunrise Valley Drive, Reston, 20191.

PCA 83-C-069-02 — **PULTE HOME COMPANY, LLC** — Application to amend the proffers for RZ 83-C-069 to permit deletion of land area. Located at 12700 Sunrise Valley Drive, Reston, 20191.

FDP 2011-HM-013 — **VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER** — Application to approve the final development plan for RZ 2011-HM-013 to permit an electric substation. Located on the west side of Leesburg Pike, southwest of its intersection with Spring Hill Road.

FDP 2011-HM-027 — **VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER** — Application to approve the final development plan for RZ 2011-HM-027 to permit an electric substation. Located on the southwest side of Leesburg Pike, southwest of its intersection with Spring Hill Road.

PCA-A-502-03/DPA-A-502-09 — **NEW LAKE ANNE HOUSE, LP** — Applications to amend the proffers, conceptual and development plans for RZ-A-502 previously approved for senior housing to permit an independent living facility and single family attached units and associated modifications to proffers and site design at a density of 46.3 dwelling units per acre (du/ac). Located in the southwest quadrant of the intersection of Baron Cameron Avenue and Village Road.

PRC-A-502-05 — **NEW LAKE ANNE HOUSE, LP** — Application to approve the PRC plan associated with RZ-A-502 to permit residential development. Located in the southwest quadrant of the intersection of Baron Cameron Avenue and Village Road.

RZ/FDP 2018-HM-004 — **AG- ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC** — Applications to rezone from I-4 to PRM to permit residential development with an overall intensity of 0.93 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located on the southwest corner of Reston Parkway and Sunrise Valley Drive.

SE 2018-HM-002 — **AG-ARC RESTON 1 OWNER LLC, AG-ARC RESTON 2 OWNER LLC, AG-ARC RESTON 3 OWNER, LLC** — Application under Section 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 up to a maximum of 0.7. Located on the southwest corner of Reston Parkway and Sunrise Valley Drive.

RZ/FDP 2016-HM-024 — **JBG/1831 WIEHLE, LLC & EYA DEVELOPMENT, LLC** — Applications to rezone from I-4 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual and final development plan. Located on the north side of Dulles Toll Road, east side of Wiehle Avenue, south side of Sunset Hills Road and west side of Michael Faraday Drive.

PRC B-846-05 — **WOODFIELD ACQUISITIONS, LLC** — Application to amend the Planned Residential Community plan associated with RZ-B-846 to permit high density residential development on a portion of the site with existing office to remain at a density of 46.9 dwelling units/acre. Located on the south side of Dulles Airport Access and Toll Road at the terminus of Roland Clarke Place, north of its intersection with Sunrise Valley Drive.

PCA B-846-04 — **WOODFIELD ACQUISITIONS, LLC** — Application to amend the proffers for RZ-B-846 previously approved for office to permit residential development on a portion of the site with the existing office to remain and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.30. Located on the south side of Dulles Airport Access and Toll Road at the terminus of Roland Clarke Place, north of its intersection with Sunrise Valley Drive.

DPA HM-117-03 — **WOODFIELD ACQUISITIONS, LLC** — Application to permit the third amendment of the Development Plan for DP-117 to permit residential development on a portion of the site and office to remain with an overall Floor Area Ratio (FAR) of 1.30 and associated modifications to site design. Located on the south side of Dulles Airport Access and Toll Road at the terminus of Roland Clarke Place, north of its intersection with Sunrise Valley Drive.

PRCA-C-020 — **STANLEY MARTIN COMPANIES, LLC** — Application to amend the Planned Residential Community plan associated with RZ-C-020 to permit modifications to development conditions for a mixed use development. Located east of Wiehle Avenue and north and west of North Shore Drive.

CSPA 2009-HM-019 — **COMSTOCK STATION RESTON HOLDINGS, LC** — Application to amend the comprehensive sign plan for CSP 2009-HM-019. Located at 1860 Wiehle Avenue, 1886 and 1893 Metro Center Drive, Reston, 20190.

PCA 84-C-048 — **PRINCE TOWNE, LLC** — Application to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the northwest side of West Ox Road, east of Fairfax County Parkway.

PCA 2016-HM-007/ CDPA 2016-HM-007 — **ONE RESTON CO., LLC AND TWO RESTON CO., LLC** — Applications to amend the proffers and conceptual development plan for RZ 2016-HM-007, previously approved for a mixed-use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.62. Located west of Reston Parkway, north of Sunrise Valley Drive, east of Edmund Halley Drive and south of the Dulles Airport Access and Toll Road.

FDPA 2016-HM-007 — **ONE RESTON CO., LLC AND TWO RESTON CO., LLC** — Application to amend the final development plan for FDP 2016-HM-007 to permit site modifications and associated changes to development conditions. Located west of Reston Parkway, north of the Sunrise Valley Drive, east of Edmund Halley Drive and south of the Dulles Airport Access and Toll Road.

RZ 2018-HM-002/ FDP 2018-HM-002 — **RESTON CROSSING, LP** — Applications to rezone from I-4 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.31 and approval of the conceptual and final development plan. Located on the south side of the Dulles Airport Access and Toll Road, west side of Reston Parkway, north of Sunrise Valley Drive.

PRCA-B-846-02 — **RESTON HEIGHTS RESIDENTIAL I, LLC** — Application to amend the PRC plan associated with RZ-B-846 to permit modifications to PRC plan and conditions for mixed-use development. Located on the east side of Reston Parkway and west side of Sunrise Valley Drive.

PCA/FPDA 2000-HM-044-03/CDPA 2000-HM-044-02 — **NVR, INC.** — Applications to amend the proffers, conceptual development plan and final development plan for RZ 2000-HM-044, to permit modifications to proffers, site design and development conditions at an intensity of 1.5 Floor Area Ratio (FAR). Located in the southwest quadrant of Woodland View Drive, and Woodland Grove Place.

SE 2019-HM-005 — **MADHURI PEDDI** — Application under Section 6-105 of the Zoning Ordinance to permit a home childcare facility. Located at 2472 Silk Court, Herndon, 20171.

## **Items Recommended for Denial:**

PRC 86-C-121-06 — **NS RESTON, LLC** — Application to approve the PRC plan associated with RZ 86-C-121 to permit residential development. Located on the north side of New Dominion Parkway, west of Fountain Drive.

CP 86-C-121-15 — **NS RESTON, LLC** — Application to approve the Conceptual Plan for RZ 86-C-121 to permit residential development. Located on the north side of New Dominion Parkway , west of Fountain Drive.

## **FY 2019 Lee District Land Use Actions**

### **Items Concurred with:**

2232-L17-18 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Springfield Community Business Center Commuter Parking Garage, 7039 Old Keene Mill Road, Springfield, 22150.

2232-L18-33 — **FAIRFAX COUNTY PARK AUTHORITY** — Franconia District Park, 6432 Bowie Drive, Springfield, 22150 .

### **Items Recommended for Approval:**

PCA 82-L-071 — **BELL GROUP, LLC** — Application to amend the proffers for RZ 82-L-071 previously approved for contractor's offices and shops to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of up to 0.25. Located on the north side of Oakwood Road, east of South Van Dorn Street.

RZ/FDP 2017-LE-022 — **SPRINGFIELD GATEWAY, LLC** — Applications to rezone from C-5, C-8, CRD, SC and HC to PDC, CRD, SC and HC to permit a hotel with an overall Floor Area Ratio (FAR) of 1.50 and approval of the conceptual and final development plan. Located on the south side of Franconia Road at its intersection with Backlick Road.

RZ 2018-LE-014 — **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA** — Application to rezone from R-1, C-5 and HC to C-5 and HC to permit office use and a waiver of minimum lot size requirements. Located on the south side of Grovedale Drive, approximately 500 ft. from its intersection with Beulah Street.

SEA 2006-LE-030 — **PMIG 1009, LLC** — Application under Sections 4-604, 7-607 and 9-505 of the Zoning Ordinance to amend SE 2006-LE-030 previously approved for a service station, mini-mart and car wash, to permit a service station, quick-service food store, and car wash in a Highway Corridor Overlay District. Located at 5500 Franconia Road, Alexandria, 22310.

SE 2018-LE-009 — **BILA MAWARDI HAMDAL/BILA'S CHILD CARE** — Application under Section 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6508 Wynema Court, Alexandria, 22315.

PA 2018-IV-S1 — **COMPREHENSIVE PLAN AMENDMENT (LEWIN PARK)** — Concerned land located in the Franconia-Springfield Transit Station Area, Land Unit U. The amendment considered substitution of up to 300,000 square feet of residential uses in the development option for the land.





PA 2018-IV-BK1 — **COMPREHENSIVE PLAN AMENDMENT (HUNTLEY MEADOWS PARK PATH FROM TELEGRAPH ROAD TO HARRISON LANE)** — Concerned the shared use path planned between Telegraph Road and Harrison Lane in Huntley Meadows Park. The amendment considered removal of this shared use path from the Countywide Bicycle Master Plan, a component of the Comprehensive Plan.

PA 2018-IV-TR1 — **COMPREHENSIVE PLAN AMENDMENT (HUNTLEY MEADOWS PARK PATH FROM TELEGRAPH ROAD TO LOCKHEED BOULEVARD)** — Concerned the minor paved trail planned between Telegraph Road and Lockheed Boulevard in Huntley Meadows Park and along Hayfield Road. The amendment considered the removal of this minor paved trail from the Countywide Trails Plan, a component of the Comprehensive Plan, and related Area Plan guidance.

SE 2018-LE-019 — **NPC QUALITY BURGERS, INC.** — Application under Sections 4-604, 7607, 7-608, 9-501, 9-503, 9-505, 9-610, 9-611, 9-622 and 13-203 of the Zoning Ordinance to permit a restaurant with drive-through in a highway corridor, overlay district, commercial revitalization district and waiver of minimum lot size requirements. Located at 6700 Richmond Highway, Alexandria, 22306.

CSPA 2007-LE-007 — **THE TARGET CORPORATION** — Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2007-LE-007 to permit sign modifications. Located east of Loisdale Road, south of Franconia Road and west of Frontier Drive.

## **FY 2019 Mason District Land Use Actions**

### **Items Concurred with:**

2232-M18-12 — **FAIRFAX COUNTY PARK AUTHORITY, PLANNING AND DEVELOPMENT DIVISION** — Bren Mar Park, 5415 Colliers Lane, Alexandria, 22312.

2232-M18-22 — **T-MOBILE** — 7023 Little River Turnpike, Annandale, 22003.

### **Items Recommended for Approval:**

2232-M18-7 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Application under Sections 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Fire Station for the Edsall Road Fire Station located at 5317 Carolina Place, Springfield, VA 22151.

SE 2018-MA-006 — **CALVARY CHURCH OF THE NAZARENE** — Application under Section 3-204 of the Zoning Ordinance to permit a Church with a child care center (adult day care). Located at 8220 Little River Turnpike, Annandale, 22003.

SE 2018-MA-003 — **NORTHPOINT REALTY PARTNERS, LLC** — Application under Sections 5-402 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. Located at 6375 Bren Mar Drive, Alexandria, 22312.

PCA 86-L-056-05 — **NORTHPOINT REALTY PARTNERS, LLC** — Application to amend the proffers for RZ 86-L-056 previously approved for office uses to permit a self-storage facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the south side of Bren Mar Drive, east of its intersection with General Washington Drive.





2232-M18-28 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Application to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Permanent Facility for the Edsall Road Fire Station #26 located at 5316 Carolina Place, Springfield, 22151.

SE 2018-MA-008 — **TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND FLOR D. BREA D/B/A LUCA'S RAINBOW BILINGUAL DAYCARE CENTER** — Application under Section 3-204 of the Zoning Ordinance to permit a place of worship with a child care center with a maximum of 25 children. Located at 6335 Little River Turnpike, Alexandria, 22312.

## FY 2019 Mount Vernon District Land Use Actions

### Items Concurred with:

2232-V18-23 — **T-MOBILE** — 8120 McCauley Way, Lorton, 22079.

2232-V18-27 — **AT&T** — 7399 Lockport Place, Lorton, 22079.

2232-V18-29 — **NB+C, ON BEHALF OF T-MOBILE** — 8426 Reformatory Way, Lorton, 22079.

FS-V19-49 — **LORTON LIBRARY** — 9518 Richmond Highway, Lorton, 22079.



### Items Recommended for Approval:

RZ/FDP 2018-MV-006 — **NRP HUNTINGTON, LLC** — Applications to rezone from C-3 to PDH12 to permit residential development with an overall density of 9.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located northeast of the intersection of Huntington Avenue and Metroview Parkway.

FDPA-B-715-04 — **WILLIAM AND VALERIE BOCK** — Application to amend the final development plans for RZ-B-715 to permit three residential lots. Located on the west side of Parkers Lane, south of Hinson Farm Road.

RZ 2017-MV-024/ FDP 2017-MV-024 — **EASTWOOD PROPERTIES, INC.** — Applications to rezone from R-2 and HC to PDH-16 and HC to permit residential development with an overall density of 12.6 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the east side of Skyview Drive, north of its intersection with Richmond Highway.

RZ 2018-MV-012 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BD CD** — Application to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the east side of Lukens Lane, south of its intersection with Richmond Highway.

2232-V18-1 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BD CD** — Application under Sections 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a public use on the east side of Lukens Lane, south of its intersection with Richmond Highway.

SE 2018-MV-022 — **MARIA DEL PILAR CHAVEZ CASALINO/PILI'S DAYCARE** — Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8477 Kitchener Drive, Springfield, 22153.

PCA/CDPA/FDPA 2013-MV-001 — **WESLEY HUNTINGTON LANDLORD, LLC** — Applications to amend the uses, proffers, conceptual development plan and final development plan for RZ 2013-MV-001, previously approved for mixed use development, to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 2.99. Located in the southeast quadrant of the intersection of Biscayne Drive and Huntington Avenue.

SE 2018-MV-021 — **STARBUCKS COFFEE COMPANY** — Application under Sections 4-604 and 9-505 of the Zoning Ordinance to permit a restaurant with drive through. Located at 8098 Rolling Road, Springfield, 22153.

SEA 83-V-076-02 — **FAIRFAX COUNTY BOARD OF SUPERVISORS** — Application under Section 3-804 of the Zoning Ordinance to amend SE 83-V-076 previously approved for a public benefit association to permit site modifications and modification of development conditions. Located at 9518 Richmond Hwy., Lorton, 22079.

2232-V18-25 — **FAIRFAX COUNTY BOARD OF SUPERVISORS** — Application under Sections 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by the Department of Public Works and Environmental Services, Capital Facilities, Building Design Branch, to develop a new community center located at 9518 Richmond Highway.

PCA 1999-MV-025-06 — **PANERA, LLC** — Application to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a fast food restaurant with drive through and retail and associated modifications to proffers and site design. Located in the southwest quadrant of the intersection of Lorton Road, with Lorton Market Street.

SE 2018-MV-025 — **PANERA, LLC** — Application under Sections 4-604 and 9-501 of the Zoning Ordinance to permit a restaurant with drive through. Located in the southwest quadrant of the intersection of Lorton Road and Lorton Market Street.

### **Items Recommended for Denial:**

RZ 2018-MV-007 — **LAFAYETTE BUILDING, LLC** — Application to rezone from C-2 to C5 to permit commercial uses, waiver of minimum lot size, width, setback and increase in office percentage in accordance with Sections 9-515 and 9610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the northwest corner of the intersection of Lafayette Drive and Fort Hunt Road.

## FY 2019 Providence District Land Use Actions

### Items Concurred with:

FS-P18-27 — **SPRINT** — 8150 Leesburg Pike, Vienna, 22182.

2232-P18-24 — **T-MOBILE** — 2726 Gallows Road, Vienna, 22180.

### Items Recommended for Approval:

SEA 99-P-046-02 — **FLINT HILL SCHOOL** — Application under Section 3-104 of the Zoning Ordinance to amend SE 99-P-046 previously approved for a private school of general education to permit the construction of a middle school resulting in an increase in enrollment from 700 to 800 and associated modifications to site design and development conditions. Located at 10900, 10910, 10824, 10816 Oakton Road and 3400, 3320, 3310, 3300, 3308 and 3408 Jermantown Road, Oakton, 22124.

SEA 84-P-105-04 — **FLINT HILL SCHOOL** — Application under Section 3-304 of the Zoning Ordinance to amend SE 84-P-105 previously approved for a private school of general education to permit a decrease in enrollment from 700 to 500. Located at 3012 Chain Bridge Road, 10429 & 10431 Miller Road and 3044 Jermantown Road, Oakton, 22124 and portions of Academic Drive.

FDP 2011-PR-011-05 — **CITYLINE PARTNERS, LLC** — Application to amend the final development plan for RZ 2011-PR-011 to permit hotel and retail use. Located on the west side of the realigned Coleshire Drive, south of its intersection with Dolley Madison Boulevard.

SEA 95-P-008 — **STARBUCKS COFFEE COMPANY** — Application under Sections 4-604, 4-605, 9-014 and 9-501 of the Zoning Ordinance to amend SE 95-P008 previously approved for a drive-in financial institution to redevelop as a restaurant with a drive-through and associated modifications to site design and development conditions. Located at 3046 Gate House Plaza, Falls Church, 22042.

PCA 84-D-049-06 — **TYSONS GALLERIA ANCHOR ACQUISITION, LLC** — Application to amend the proffers for RZ 84-D-049 previously approved for mixed use development to permit an increase in maximum height of an existing building and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.47. Located on the east side of International Drive and south side of Tysons Boulevard.

CSPA 2010-PR-021 — **CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** — Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-021 to permit sign modifications. Located on the east side of Capital Beltway, north side of Dolley Madison Boulevard and southwest side of Scotts Crossing Road.

CSPA 2010-PR-022-02 — **M.C. DEAN, INC.** — Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan Amendment with RZ 2010-PR-022. Located on the east side of Leesburg Pike, south of its intersection with Westpark Drive.



SE 2017-PR-011 — **MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A FALLS CHURCH VFW CLUB & FRAT. ORDER OF POLICE NOVA LODGE 35, INC.** — Application under Sections 3-404, 4304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Road and 2343 Chestnut Street, Falls Church, 22043.

FDPA 2011-PR-011-03-01 — **CITYLINE PARTNERS, LLC** — Application to amend the final development plans for RZ 2011-PR-011 previously approved for office/retail development to allow interim commercial uses. Located in the southwest quadrant of the intersection of Colshire Drive and Colshire Meadow Drive.

CSPA 2011-PR-011 — **THE MITRE CORPORATION** — Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-023 to permit sign modifications. Located on the east side of Colshire Drive and south side of Colshire Meadow Drive, south of the intersection with Dolley Madison Boulevard.

SE 2018-PR-018 — **REFORMED THEOLOGICAL SEMINARY** — Application under Section 4-204 of the Zoning Ordinance to permit a college/university. Located at 8227 Old Courthouse Road, Tysons, 22182.

CSPA 84-D-049-05 — **TYSONS GALLERIA, LLC AND TYSONS GALLERIA ANCHOR ACQUISITION, LLC** — Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 84-D-049 to permit sign modifications. Located on the north side of Galleria Drive, east side of International Drive and south side of Tysons Boulevard.

RZ/FDP 2018-PR-015 — **1500 WESTBRANCH HOLDINGS, LLC** — Applications to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing and approval of the conceptual and final development plan. Located in the southwest corner of the intersection of Jones Branch Drive and Westbranch Drive.

PCA 88-D-005-10 — **1500 WESTBRANCH HOLDINGS, LLC** — Application to amend the proffers for RZ 88-D-005 previously approved for office use to delete land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing. Located in the southwest corner of the intersection of Jones Branch Drive and Westbranch Drive.

2232-P18-21 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Application to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop the Tysons East Fire Station # 44 located at 1766 Old Meadow Lane, Tysons, 22151.

SEA 88-D-008 — **VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINION ENERGY VIRGINIA** — Application under Sections 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Road, Tysons, 22182.

2232-P18-20 — **VIRGINIA ELECTRIC & POWER COMPANY, D/B/A DOMINION ENERGY VIRGINIA** — Application under Sections 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Road, Tysons, 22182.

RZ/FDP 2015-PR-014 — **1690 OLD MEADOW HOLDINGS, LLC** — Applications to rezone from C-7, R-30, I-4 and H-C to PTC and H-C to permit office development with an overall Floor Area Ratio (FAR) of 5.02 and approval of the conceptual and final development plan. Located on the south side of Dolley Madison Boulevard and west side of Old Meadow Road.

SE 2015-PR-029 — **1690 OLD MEADOW HOLDINGS, LLC** — Application under Sections 6-502, 6-504 and 9-601 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 2.50 to 5.02 in the PTC zoning district. Located at 1690 Old Meadow Road, McLean, 22102.

FDPA 2010-PR-022 — **THE BORO I RESIDENTIAL TOWER RENTAL, LLC** — Application to amend the final development plans for RZ 2010-PR-022 to permit hotel as a temporary use and associated changes to development conditions. Located in the southern quadrant of the intersection of Greensboro Drive and Westpark Drive.

PCA 82-P-044-02 — **GBA ASSOCIATES LIMITED PARTNERSHIP** — Application to amend the proffers and development plan for RZ 82-P-044 previously approved for office to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.40. Located on the north side of Arlington Boulevard and the east side of Fairview Park Place.

PCA 2011-PR-023-02/CDPA 2011-PR-023-02/FDP 2011-PR-023-05 — **CITYLINE PARTNERS, LLC** — Applications to amend the proffers and conceptual development plan and to approve a final development plan for RZ 2011-PR-023, previously approved for mixed-use development to permit a continuing care facility and retail, and associated modifications to proffers and site design at an overall Floor Area Ratio (FAR) of 3.80. Located on the south side of Westpark Drive, east of its intersection with Westbranch Drive.

PCA 2011-PR-023-03 — **CITYLINE PARTNERS, LLC** — Application to amend the proffers for RZ 2011-PR-023 previously approved for mixed-use development to permit mixed-use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the south side of Westpark Drive, east of its intersection with Westbranch Drive and west of its intersection with Jones Branch Drive.

PCA/FDPA 2005-PR-039-02 — **WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)** — Applications to amend the proffers and final development plan for RZ 2005-PR-039 previously approved for Mixed Use Development to permit relocation of a Traction Power SubStation and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.37. Located in the northwest quadrant of the intersection of Prosperity Avenue and Gallows Road.

PCA/FDPA 88-P-030-03 — **WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)** — Applications to amend the proffers, conceptual and final development plan for RZ 88-P-030 previously approved for Mixed Use Development to permit relocation of a Traction Power Sub-Station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.25. Located on the north side of Prosperity Avenue, east of Dorr Avenue and on the south side of I-66.

2232-P18-34 — **WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (“WMATA”)** — Application under Sections 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit relocation of the Traction Power Substation. Located in the northwest quadrant of the intersection of Prosperity Avenue and Gallows Road.

RZ 2018-PR-011 — **CROWN TYSONS PROPERTIES LLC** — Application to rezone from I4 and HC to C-7 an HC to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.80. Located on the north side of Leesburg Pike, east of the interchange with the Dulles Airport Access and Toll Road.

SEA 78-D-075-03 — **CROWN TYSONS PROPERTIES LLC** — Application under Section 4-704 of the Zoning Ordinance to amend SE 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to add land area, modify development conditions and permit site and building modifications. Located at 8600 Leesburg Pike, McLean, 22101 and 8602 and 8610 Leesburg Pike, Vienna 22182.

## **FY 2019 Springfield District Land Use Actions**

### **Items Concurred with:**

2232-S18-13 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, SOLID WASTE MANAGEMENT PROGRAM** — I-66 Transfer Station 4618 West Ox Road, Fairfax, 22030.

### **Items Recommended for Approval:**

AR 93-S-003-03 — **THE FARM AT CLIFTON STATION, LLC** — Renewal Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 13442 Compton Road, Clifton, 20124.

PCA 84-P-007-04/ FDPA 84-P-007-05 — **CENTERPOINTE (FAIRFAX) HOLDINGS, LLC** — Applications to amend the proffers, conceptual and final development plan for RZ 84-P-007 previously approved for office use to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.54. Located on the north and west side of Legato Road and east side of West Ox Road.

SEA 91-S-031-02 — **VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION ENERGY** — Application under Section 3-C04 of the Zoning Ordinance to amend SE 91-S-031 previously approved for an electric substation and telecommunications facility to permit modifications to site design and development conditions. Located at 12895 Clifton Creek Drive, Clifton, 20124.

2232-S18-31 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Application under Sections 15.22204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by the Fairfax County Department of Public Works and Environmental Services (DPWES) to construct a salt storage facility at Central Material Facility site, located at 5414 Ladue Lane, Fairfax, 22030.

FDPA 82-P-069-10-05 — **FIVE OAKS PROPERTIES, LLC** — Application to amend the final development plans for RZ 82-P-069 to permit university use and associated changes to development conditions. Located in the northeast quadrant of Fair Lakes Circle and Fairfax County Parkway.





FDPA 82-P-069-01-18 — **SPECTRUM HEALTHCARE RESOURCES, INC.** — Application to amend the final development plan for RZ 82-P-069 to permit site modifications and associated changes to development conditions. Located on the east side of Fair Lakes Court, north of Fair Lakes Pkwy.

SE 2019-SP-006 — **CLEMENTINE TWIN LAKES, LLC** — Application under Sections 3-C04 and 9-301 of the Zoning Ordinance to permit a congregate living facility. Located at 13215 Twin Lake Drive, Clifton, 20124.

## **FY 2019 Sully District Land Use Actions**

### **Items Concurred with:**

2232A-Y09-18-1 — **T-MOBILE** — 4700 Stonecroft Blvd., Chantilly, VA (Westfield High School).

2232A-Y02-18-2 — **SCHOOL BOARD OF FAIRFAX COUNTY** — Expansion of Bus and Modular Classroom Storage Area, 4641 Stonecroft Boulevard, Chantilly, 20151.

### **Items Recommended for Approval:**

PA 2018-III-BR1 — **COMPREHENSIVE PLAN AMENDMENT (DULLES SUBRUBAN BOUNDARY CHANGE; SULLY SHOPPING CENTER)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerned approximately 17.43 acres generally located at 5001 and 5035 Westfields Boulevard, located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and bordered to the south by Sequoia Farms Drive. The amendment considered extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station shopping center.

RZ/FDP 2018-SU-008 — **K. HOVNANIAN HOMES AT PENDER OAKS, LLC** — Applications to rezone from PDC, WS and HC to PDH-12, WS and HC to permit residential development with an overall density of 12.12 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located north of Lee Jackson Memorial Highway, northwest of Fair Ridge Drive.

PCA 2009-SU-020-03 — **K. HOVNANIAN HOMES AT PENDER OAKS, LLC** — Application to amend the proffers for RZ 2009-SU-020 to delete land area. Located north of Lee Jackson Highway, northwest of Fair Ridge Drive.

SEA 97-Y-050 — **ARLINGTON FAIRFAX CHAPTER INC. OF THE IZAAK WALTON LEAGUE OF AMERICA** — Application under Sections 3-204 and 9-301 of the Zoning Ordinance to amend SE 97-Y-050 previously approved for a private club and public benefit associations, to add land area and to modify site design and development conditions. Located at 14620 and 14708 Mount Olive Road, Centerville, 20122.

RZ 2018-SU-016 — **PAG CHANTILLY P1, LLC** — Application to rezone from I-5, AN, HC and WS to C-8, AN, HC and WS to permit commercial development with an overall Floor Area Ratio (FAR) of 0.35 and a waiver of the minimum lot size requirement. Located on the east side of Stonecroft Boulevard, south side of Lee Jackson Memorial Highway and north side of Pepsi Place.



SE 2018-SU-011 — **PAG CHANTILLY P1, LLC** — Application under Sections 4-804 and 9-610 of the Zoning Ordinance to permit a vehicle sale, rental and ancillary service establishment and waiver of the minimum lot size requirement. Located on the east side of Stonecroft Boulevard, south side of Lee Jackson Memorial Highway and north side of Pepsi Place.

FDPA 2006-SU-007-03/ 2232-Y18-15 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES BUILDING DESIGN BRANCH** — Application to amend the final development plans for RZ 2006-SU-007 to permit a public facility and associated changes to development conditions. Located on the northwest corner of Air & Space Parkway and Wall Road.

FDPA 78-C-118-21 — **LB FRANKLIN FARM, LLC** — Application to amend the conceptual and final development plan for RZ 78-C-118 previously approved for a shopping center to modify site and development conditions. Located in the northwest quadrant of the intersection of Franklin Farm Road with Fairfax County Parkway.

SE 2018-SU-016 — **LB FRANKLIN FARM, LLC** — Application under Section 6-105 of the Zoning Ordinance to permit a restaurant with drive-through. Located at 13360 Franklin Farm Road, Herndon, 20171.

SEA 94-Y-023 — **POHANKA VIRGINIA PROPERTIES, LLC** — Application under Section 4-804 of the Zoning Ordinance to amend SE 94-Y-023 previously approved for vehicle sale, rental and ancillary service to modify site and development conditions. Located at 13901, 13909, 13911 and 13915 Lee Jackson Memorial Highway, Chantilly, 20151.

RZ 2018-SU-023 — **POHANKA VIRGINIA PROPERTIES, LLC** — Application to rezone from C-8, HC, and WS to C-8, HC and WS to permit a vehicle sale, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.11. Located on the south side of Lee Jackson Memorial Highway fronting on this highway, Elmwood Street and Vernon Street between Elmwood Street and Walney Road.

CSP 2015-SU-002 — **CH REALTY VIII- JLB MF FAIRFAX TRINITY, LLC** — Application to approve a comprehensive sign plan. Located on the west side of Trinity Parkway, north of its intersection with Lee Highway.

PCA 2006-SU-025-04/ FDPA 2006-SU-025-04 — **REGENCY CENTERS ACQUISITION, LLC** — Applications to amend the proffers and final development plan for RZ 2006-SU-025-03 previously approved for mixed use development to permit a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.08 on the part of Land Bay D subject to this PCA/FDPA (overall FAR of Land Bay D is 0.41). Located in the northeast corner of the northern intersection of Newbrook Drive and Westfields Boulevard.

SE 2019-SU-007 — **BROOKFIELD SWIMMING CLUB INC AND PLEASANT VALLEY PRESCHOOL, INC.** — Application under Section 3-304 of the Zoning Ordinance to permit a child care center within an existing community swim club. Located at 13615 Pennsboro Drive, Chantilly, 20151.

### **Items that the recommendation failed to pass with consensus:**

PA 2018-III-DS1 — **COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerned approximately 1156 acres generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road.

## FY 2019 Countywide Land Use Actions

### Items Recommended for Approval:

PA 2017-CW-6CP — **COMPREHENSIVE PLAN AMENDMENT (NON-OFFICE BUILDING REPURPOSING)** — Considered proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This amendment concerned modifications to countywide guidance contained in Appendix 13 of the Land Use element of the Policy Plan of the Comprehensive Plan to address potential repurposing of non-office commercial buildings to alternative land uses not envisioned by the Comprehensive Plan.

PFM Amendment — **FLEX PROJECT UPDATES RELATED TO THE FAIRFAX FIRST INITIATIVE** — Proposed amendments to Chapter 101 (Subdivision Provisions) and Chapter 122 (Tree Conservation Ordinance) of the Code of the County of Fairfax, Virginia (Code) and to the Public Facilities Manual (PFM) related to the PFM "Flex Project".

Z.O Amendment — **EDITORIAL AND MINOR REVISIONS** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax related to editorial and minor revisions on the Ordinance.

Z. O. Amendment — **SMALL SCALE PRODUCTIONS FACILITIES** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to amend Section 20-300 related to small scale productions establishments.

Z. O. Amendment — **OLDER ADULT ACCOMMODATIONS AND SERVICES - CONTINUING CARE FACILITIES, ADULT DAY HEALTH CARE CENTERS, AND RELATED PROVISIONS** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax related to older adult accommodations and services.

PA 2018-CW-1CP — **COMPREHENSIVE PLAN AMENDMENT (CONTINUING CARE FACILITIES)** — Proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Comprehensive Plan amendment proposed new county-wide policy guidelines for the development of a continuing care facility (CCF), a community service facility offering a continuum of accommodation, service, and care options to facilitate the opportunity to age in place or move within levels of support as care needs change.

Z.O./Code/PFM Amendment — **PROPOSED AMENDMENTS TO CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 112 (ZONING ORDINANCE), AND CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX CODE, AND THE PUBLIC FACILITIES MANUAL (PFM)** — Proposed amendments to Chapters 101, 112, and 118 and the PFM regarding codifying the delineation of buildable areas on plans of development, adding running bamboo to noxious weeds and other editorial changes.

Z.O. Amendment — **ARTICLES 2 AND 20 COMMONLY ACCEPTED PETS** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to revise Article 2, Section 2-512 and Article 20.

Z.O. Amendment — **SIGN ORDINANCE, SIGNS, AND RELATED PROVISIONS** — Proposed Amendment to repeal and replace Article 12, Signs, of the Zoning Ordinance.



Code Amendment — **UPDATE APPENDIX Q (LAND DEVELOPMENT SERVICES FEE SCHEDULE OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (CODE) REGARDING (EPLANS) AND OTHER UPDATES** — Proposed amendments to Appendix Q (Land Development Fee Schedule) of the Code of the County of Fairfax, Virginia, (County Code) for plan review, processing of permits, and performing testing and inspection services. The proposed amendment restructured assessed fees based on the mechanics of processing electronic plans.

Capital Improvement Program — **FY 2020 - FY 2024 ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)** — The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements.

PA 2019-CW-1CP — **COMPREHENSIVE PLAN AMENDMENT (WIRELESS TELECOMMUNICATIONS INFRA-STRUCTURE)** — Proposed amendment to consider changes to the Public Facilities section of the Policy Plan Element of the Comprehensive Plan in response to legislation adopted by the 2018 Virginia General Assembly on wireless telecommunications infrastructure and the September 26, 2018, Declaratory Ruling and Order adopted by the Federal Communications Commission (FCC).

Z.O. Amendment — **WIRELESS TELECOMMUNICATIONS INFRASTRUCTURE** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax regarding wireless telecommunications infrastructure.

Code Amendment — **TREE CONSERVATION ORDINANCE** — Proposed amendment to Chapter 122 (Tree Conservation Ordinance) of The Code of the County of Fairfax, Virginia, related to adding civil penalties.

Z.O. Amendment — **ARTICLES 2, 3, 6, 8, 10, 18 AND 20 COMMUNITY GARDENS, FARMERS MARKETS, GARDENING AS AN ACCESSORY USE AND RELATED CHANGES** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax related to community gardens, farmers markets, gardening as an accessory use and related changes.

Z.O. Amendment — **EDITORIAL AND MINOR REVISIONS TO ARTICLE 2, 7, 10, 16, 17, 18 AND 19** — Proposed amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

PFM Amendment — **PFM FLEX PROJECT** — Proposed amendment to the Public Facilities Manual (PFM) related to Phase 2 of the "PFM Flex Project." These amendments are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of Fairfax County's land development review process. The PFM is being amended to incorporate standards for the design, installation, inspection and acceptance of polypropylene storm sewer pipe. Standards and criteria are being added related to requiring light emitting diodes (LED) street light fixtures for proposed light fixtures and for the replacement of existing High Pressure Sodium, Metal Halide and Mercury Vapor light fixtures where existing street lights are being used to meet lighting requirements for a proposed development. The amendment also updates the lighting level requirements for proposed and existing streets for roadway fixtures RF-1 and RF-2 and for alternative security RF-3 fixtures. The PFM plates 23-7 through 30-7 are being updated to match amendment text.

### **Items Recommended for Denial:**

Z.O. Amendment — **ARTICLE 6 - DENSITY PROVISIONS FOR THE RESTON PRC DISTRICT** — Proposed Amendment to the Zoning Ordinance to modify the maximum density provisions in Section 6-308 of the Planned Residential Community (PRC) District specifically for the Reston PRC District.

# PLANNING COMMISSIONERS

---



The 2019 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

**Braddock District**  
**Dranesville District**  
**Hunter Mill District**  
**Lee District**  
**Mason District**  
**Mount Vernon District**  
**Providence District**  
**Springfield District**  
**Sully District**  
**At-Large**  
**At-Large**  
**At-Large**

Ellen J. "Nell" Hurley  
John C. Ulfelder  
John A. Carter  
James T. Migliaccio  
Julie M. Strandlie  
Walter C. Clarke  
Phillip A. Niedzielski-Eichner  
Peter F. Murphy  
Donté Tanner  
James R. Hart  
Mary D. Cortina  
Timothy J. Sargeant

# ELLEN J. “NELL” HURLEY

## BRADDOCK DISTRICT



Ellen J. Hurley was appointed to the Planning Commission by the Board of Supervisors in December 2011 to represent the Braddock District. Her current term will expire in December 2019. Commissioner Hurley became a Certified Planning Commissioner in June 2012.

Commissioner 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." In 2016, Commissioner Hurley was named "Lady Fairfax" for the Braddock District by Supervisor John Cook for her volunteer service. 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.

Commissioner 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.

Commissioner Hurley is a retired U.S. Navy Captain with 25 years in leadership, education, technical, acquisition, and staff positions.



# JOHN C. ULFELDER

## DRANESVILLE DISTRICT



John C. Ulfelder was appointed to the Planning Commission by the Board of Supervisors in December 2013 to represent the Dranesville District. His term will expire December 2020. Commissioner Ulfelder became a Certified Planning Commissioner in 2014.

Commissioner 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 was also the Chairman of the Board of Trustees of the Virginia Chapter of The Nature Conservancy. 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. Mr. Ulfelder served on the last four Dranesville District Area Plan Review (APR) Task Forces and served as chairman during the 2004 and 2008 reviews. He served as Chairman of the Hunter Mill Road Area Special Study in 2005 and 2006. He served on the Dranesville District Budget Review Task Forces for FY's 2012, 2013 and 2014 (Chairman for FY 2014). He also served on the Rt. 28 Station ("Innovation") South Working Group.

Commissioner Ulfelder received a B.A. from the University of North Carolina at Chapel Hill and an LL.B. from the University Of Pennsylvania School Of Law in. He has been a member of the Bar of the District of Columbia since 1968. He 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.

# JOHN A. CARTER

## HUNTER MILL DISTRICT



John A. Carter was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Hunter Mill District. His term will expire in December 2021.

Commissioner Carter has been a member of the Architectural Review Board (ARB), the Hunter Mill District Land Use Committee (HMDLUC), and the citizen advisory group (zMOD) for the modification of the Fairfax County Zoning Ordinance. Formerly, he was a co-chair of the Vision Committee for the Reston Master Plan Special Study. Mr. Carter also served on

the Board of the Washington Plaza Cluster Association at Lake Anne Village in Reston for ten years. He has lived in Reston, Virginia for over forty years.

Commissioner Carter is a licensed architect in Virginia, and a member of the American Planning Association, and the American Institute of Architects. He has a Master of Planning from the University of Virginia, a Master of Architecture in Urban Design from Virginia Tech, and a Bachelor of Architecture with Distinction from Arizona State University.

Commissioner Carter was employed for over 35 years with the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission. During this time he served as the Chief of the Area 3 Division, the Chief of the Community-Based Planning Division, and the Chief of the Urban Design and Preservation Division. Mr. Carter was also employed for five years as an associate with Perkins and Will Architects in Washington, D.C.

# JAMES T. MIGLIACCIO

## LEE DISTRICT



James T. Migliaccio was appointed to the Planning Commission by the Board of Supervisors in June 2010 to represent the Lee District. His current term will expire in December 2019. Commissioner Migliaccio became a Certified Planning Commissioner in 2010. In 2018, Commissioner Migliaccio was elected Secretary of the Planning Commission.

Commissioner 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.

Commissioner Migliaccio's previous professional experience includes work for TSCG, Inc., a national management consulting firm specializing in land use development issues. 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.

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

# JULIE M. STRANDLIE

## MASON DISTRICT



On December 2, 2014, on a motion by Mason District Supervisor Penny Gross, the Board of Supervisors appointed Julie M. Strandlie to serve as the Planning Commissioner for the Mason District. She was sworn in on January 7, 2015 for a term that extends through December 31, 2022.

Strandlie currently runs her own government relations firm, Strandlie Advocacy, LLC. 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: Governor's Advisory Board on Service and Volunteerism (2016-present); American Bar Association (ABA) Standing Committee on Public Education (2015-2018); ABA Standing Committee on Silver Gavel Awards (2018-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); ABA Advisory Committee to the Standing Committee on the Law Library of Congress (2011-2014); President, O.W. Holmes Middle School PTA (2016-2018); Columbia Elementary School: founder, Law Day programming and PTA volunteer (2006-2015); Fairfax County School Age Child Care Parent Advisory Committee (SACC PAC) representative (2012-2015); Girl Scout Leader (2009-2013); Boy Scout Troop 150/Cub Scout Pack 150 (Annandale United Methodist Church), parent volunteer (2007-present); 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.

Commissioner Strandlie became a Certified Planning Commissioner in 2015.

# WALTER C. CLARKE

## MOUNT VERNON DISTRICT



Walter C. Clarke was appointed to the Planning Commission by the Board of Supervisors in April 2018 to represent the Mount Vernon District. His term will expire December 2021.

Commissioner Clarke has been an active member of a number of local community groups and non-profit organizations. He served as Co-Chairman of the Embark Richmond Highway Advisory Group from 2015 to 2018. He also served as Chairman of the Alexandria Chamber of Commerce in 2015 and 2016 and as a Board Member from 2013 to present.

From 2011 to 2017, Commissioner Clarke served as Chairman of the Salvation Army Alexandria Advisory Council. During that period he also served as President of the Southeast Fairfax Development Corporation Board of Directors.

Other community and volunteer experience includes the Board of Trustees for Friendship Fire House Association; the Board of Directors for the West End Business Association; the Board of Directors for First Night Alexandria; active participation with Fairfax Partnership for Youth; various leadership roles with the Mount Vernon-Lee Chamber of Commerce; Ambassador to First Union Bank for the Wachovia Merger; and Committee Chairman for the Omega Psi Phi Social Fraternity.

Commissioner Clarke is a graduate of Virginia State University and has worked in the banking and financial services industry for over 25 years. He has served in various capacities including mortgage, wealth management, and business banking for two national banks in the region. Commissioner Clarke is currently a Vice President at Burke & Herbert Bank.



# PHILLIP A. NIEDZIELSKI-EICHNER

## PROVIDENCE DISTRICT



Phillip A. Niedzielski-Eichner was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Providence District. His term will expire in December 2020. Commissioner Niedzielski-Eichner became a Certified Planning Commissioner in 2017.

Commissioner Niedzielski-Eichner was twice elected to the Fairfax County School Board and served a year as its chairman. He has served as an at-large member of the Park Authority Board. He is an at-large appointee to the Economic Advisory Commission and serves on the Executive Committee. He served as the chairman of the Use of Force Subcommittee of the Ad Hoc Police Practices Review Commission, whose final report was delivered in October 2015; he subsequently remained actively engaged with police reform through an “Implementation Committee,” formed at the request of the Chairman of the Board of Supervisors.

Commissioner Niedzielski-Eichner earned a Bachelor of Science in pre-med Biology from John Carroll University and a Master of Public Administration from Ohio State University. He is currently founder and President of Governmental Dynamics, a benefit corporation, whose practice is focused on energy, environment, climate change, and civic engagement.

# PETER F. MURPHY

## SPRINGFIELD DISTRICT



Peter F. Murphy was appointed to the Planning Commission by the Board of Supervisors in December 1982 to represent the Springfield District. His current term will expire in December 2022. Commissioner Murphy continues as Commission Chairman – first elected in 1989. He previously served two terms as Vice Chairman and three years as Commission Secretary.

Commissioner Murphy 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.

Commissioner 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. He 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 and still serves as an At-Large member of the Celebrate Fairfax, Inc. Board of Directors. 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.

Commissioner 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 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, Commissioner 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.

# DONTÉ TANNER

## SULLY DISTRICT



Donte' Tanner was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Sully District. His current term will expire in December 2019.

Commissioner Tanner is an accomplished and highly motivated Program Manager with almost two decades of experience in Program, Project, and Portfolio Management.

Commissioner Tanner, MBA, is the President, CEO, and Founder of the Forward Innovation Group (FIG), LLC. He received his Bachelors and Commission as an Air Force Officer from the United States Air Force Academy.

# MARY D. CORTINA

## AT-LARGE



Mary D. Cortina was appointed to the Planning Commission by the Board of Supervisors in November 2017. Commissioner Cortina is one of three At-Large Commissioners. Her current term will expire in December 2020.

Commissioner Cortina previously served as the Vice Chairman of the Fairfax County Park Authority Board, chairing the Strategic Planning and Budget Committees and acting as liaison for park volunteer “Friends” groups and trails. Commissioner Cortina was the Braddock representative on the Chesapeake Bay Preservation Ordinance Exception Review Committee from 2007-2015. Prior to that, she served on the Braddock District Land Use Task Force and the Virginia Railway Express (VRE) Garage Task Force. Commissioner Cortina’s other volunteer service includes the Women in Technology Education Foundation’s “Girls in Technology” program, the Burke Centre Wildlife Committee, and the PTA and homeowner’s association in her local Annandale community. Commissioner Cortina was named 2017 “Lady Fairfax” for the Braddock District by Supervisor John Cook for her volunteer service.

Commissioner Cortina is a graduate of George Mason University with a B.S. in Decision Sciences/ Management Information Systems and Marketing. In her capacity as an Information Technology professional, Ms. Cortina was the E-Commerce Director for Amtrak responsible for transforming [Amtrak.com](http://Amtrak.com) into a top revenue-producing travel site. She was also responsible for companywide Intranet systems for 22,000 employees and deployed applications to improve work processes and speed information flow internally. Prior to that, she was the Director of IT for the 4-million member National Wildlife Federation (NWF) and served on their executive leadership team. In addition to overall responsibility for the organization’s computer systems, Ms. Cortina provided vision and strategy to employ web-based technologies to advance environmental advocacy among NWF’s 50 state affiliates and jumpstarted its award-winning public website, [www.nwf.org](http://www.nwf.org). Ms. Cortina began her career with Management Systems Designers of Vienna, VA as a contract programmer for the National Institutes of Health, Lister Hill National Center for Biomedical Communica-

# JAMES R. HART

## AT-LARGE



James R. Hart was appointed to the Planning Commission by the Board of Supervisors in December 2003 as one of three At-Large Commissioners. His current term will expire at the end of December 2019. In 2013 Commissioner Hart was elected Parliamentarian of the Planning Commission and held that position through 2015; in 2016 and 2017 he was elected Secretary and in 2018 he was elected Vice Chairman.

Commissioner 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 2016, Hart received the Citation of Merit from the Fairfax County Federation of Citizens Associations.

Commissioner 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. Commissioner Hart is a member of the Virginia State Bar, the Fairfax Bar Association, and the American Bar Association.



# TIMOTHY J. SARGEANT

## AT-LARGE



Timothy J. Sargeant was appointed to the Planning Commission by the Board of Supervisors in December 2006 as one of three At-Large Commissioners. His current term will expire in December 2022. Commissioner Sargeant became a Certified Planning Commissioner in 2007. In 2018, Commissioner Sargeant was elected Parliamentarian to the Planning Commission.

Commissioner 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.

Commissioner Sargeant also 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.

In 2008, Commissioner Sargeant was appointed by former Virginia Governor Tim Kaine as a member of the Board of Visitors of Gunston Hall and was reappointed by Governors McDonnell and McAuliffe, including his recent re-appointment in 2016.

In November 2011, Commissioner 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.

Commissioner Sargeant is 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.

