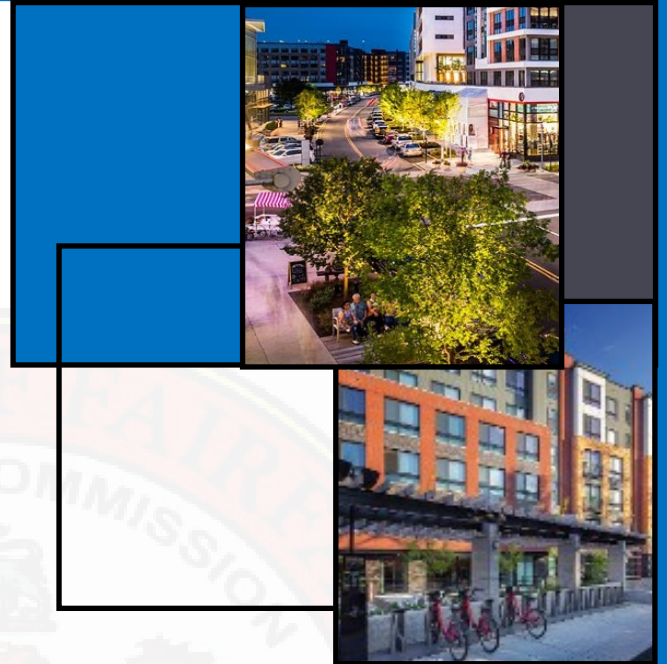


Fairfax County
PLANNING COMMISSION



ANNUAL REPORT OF ACTIVITIES

Fiscal Year 2020



Published September 2020



FAIRFAX COUNTY PLANNING COMMISSION

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Fairfax, Virginia 22035

703-324-2865

www.fairfaxcounty.gov/planningcommission

September 2020

Chairman McKay and Members of the Board:

We are pleased to forward to you the Fairfax County Planning Commission's Report of Activities for Fiscal Year 2020. 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 2020, the Planning Commission held **39** regular meetings, **one** workshop, **16** committee meetings, and heard verbal testimony from **239** speakers. In addition, the Planning Commission, with Fairfax County School Board members, finalized its recommendations of the Joint Work Program that addresses shared county and school Comprehensive Plan priorities. In March 2020, local and state officials declared a State of Emergency due to the COVID-19 pandemic. During this unprecedented time, the Planning Commission met electronically to move forward with **8** regular meetings and **2** committee meetings. Virtual methods of public participation were provided, including phone and pre-recorded video, and **23** speakers were heard during this time. 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 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 multiple means of communication.

January 2020 saw the swearing-in of four new Planning Commissioners: Candice Bennett, At-Large; Andres Jimenez, At-Large; Daniel G. Lagana, Lee District; and Evelyn S. Spain, Sully District. In addition, Mary Cortina, former At-Large Commissioner, was sworn-in as the Braddock District Commissioner. The Planning Commission and its staff congratulate and salute former Planning Commissioners Ellen Hurley, James Migliaccio, James Hart, and Donté Tanner - whose terms expired in December 2019 - for their years of devoted and outstanding service to the citizens of Fairfax County.

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

Respectfully submitted,

Peter F. Murphy
Chairman
Springfield District

Fairfax County Planning Commission

FISCAL YEAR 2020 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
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, At-Large
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Andres Jimenez, At-Large
Candice Bennett, At-Large

Jill G. Cooper, Executive Director

Jacob L. Caporaletti, Clerk

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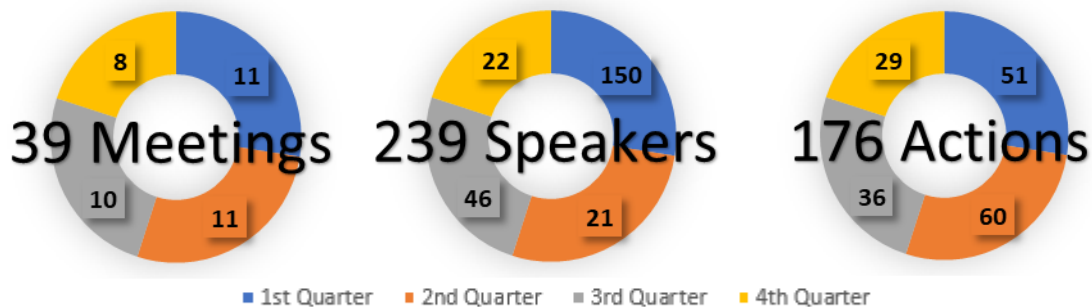
FISCAL YEAR 2020 ACTIVITIES

The FY 2020 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2019 through June 30, 2020, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

The high level of concurrence in FY 2020 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. In FY 2020 the Board of Supervisors concurred with **100%** 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 **39** regular meetings and **one** workshop during this past year. In March, local and state governments declared states of emergencies due to the COVID-19 pandemic. On March 24, 2020, the Board of Supervisors adopted an Emergency Uncodified Ordinance to establish methods to assure continuity in Fairfax County Government. As a result, **8** regular Planning Commission meetings were conducted electronically with public hearing testimony provided by virtual methods, including phone or pre-recorded video. During those meetings, the Planning Commission heard verbal testimony from **23** speakers and received **63** written comments.



FY 2020
At A Glance:
39 Meetings
239 Speakers
5,749 Minutes
Approximate Time Spent
in Regular Meetings

Latest Meeting Adjournment: 1:42 AM Wednesday, September 25, 2019

Average Meeting Adjournment: 11:04 PM

Public Testimony

The Planning Commission heard verbal testimony from **239 speakers** in Fiscal Year 2020, an approximate **20% decrease** in speakers from Fiscal Year 2019 (301 speakers). The applications generating the most testimony were:

47 Speakers

Special Exception

SE 2018-HM-024 (ORR-BSL
Hunter Mill, LLC)

Hunter Mill

July 18, 2019

22 Speakers

Special Exception

SE 2018-SU-027 (Stonebridge
Investments, LLC)

Sully

July 17, 2019

20 Speakers

Proffer Condition Amendment

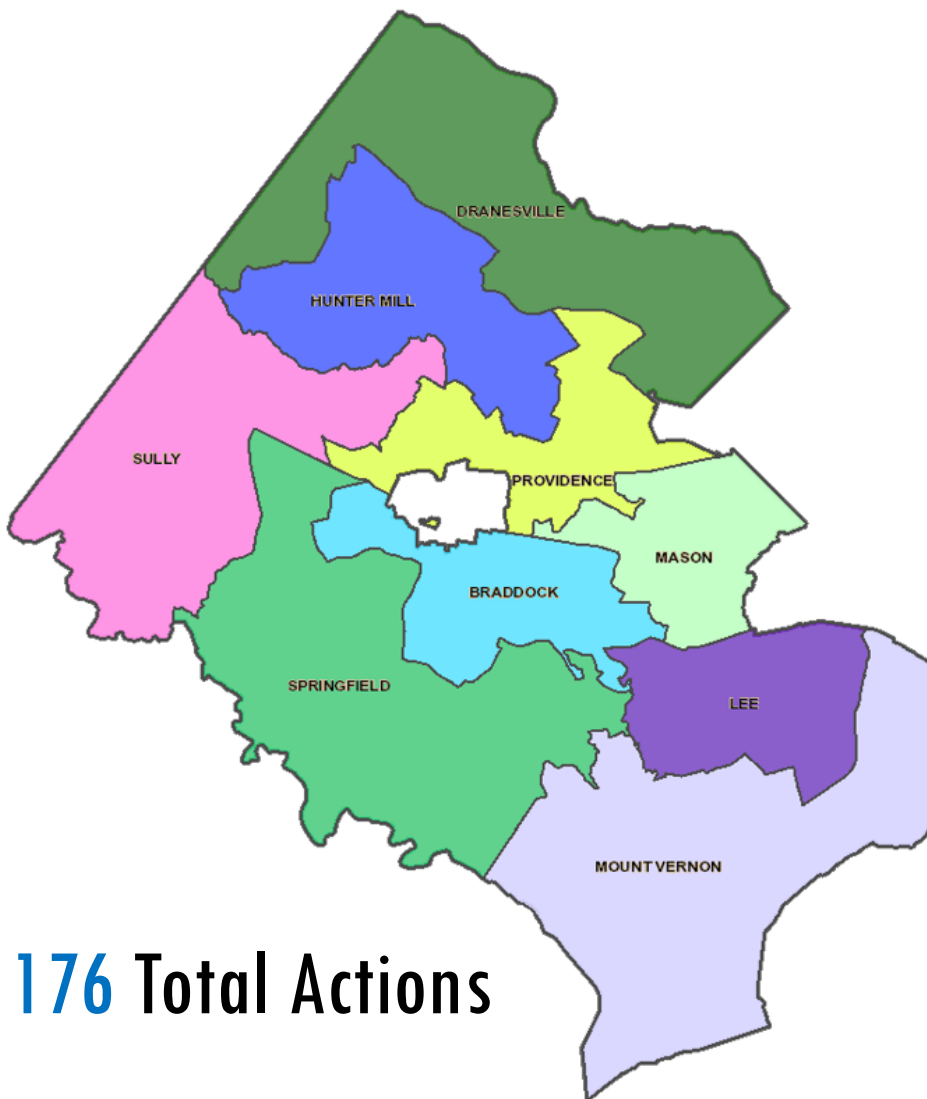
PCA 84-L-083-02 (United Community of
Muslims of the United States of
America)

Lee

February 5, 2020



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



13.1% - Hunter Mill
 21% - Providence
 10.2% - Dranesville
 6.3% - Mount Vernon
 12.5% - Sully
 5.6% - Countywide
 10.8% - Lee
 11.4% - Springfield
 3.4% - Mason
 5.7% - Braddock

176 Total Actions

Actions by Application Type

Top three types of applications acted on by the Planning Commission

97

Rezoning Applications and
Associated Development Plans

107 in FY2019*

34

Special Exception Applications

31 in FY2019*

12

Comprehensive Sign Plans/Public
Facility Applications

27 in FY 2019*

***FY19 had 204 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 2020. 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 2020 standing and special committees of the Planning Commission and the number of times each committee met. The Housing, Telecommunications, Tysons, and Personnel & Budget Committees were appointed but held no meetings in FY 2020.

In FY 2020, two commissioners were appointed to represent the Planning Commission on other Board-appointed authorities and commissions. Commissioner Evelyn S. Spain was appointed to represent the Planning Commission on the Airports Advisory Committee and Commissioner Julie M. Strandlie was appointed to represent the Planning Commission on the Economic Advisory Committee.

16 Committee Meetings	2 Electronic Meetings	1384 Minutes
1—Policy and Procedures 4 – Capital Improvement Program 1 – Environment 6 – Land Use Process Review 1 – Parks 2 – Schools 1 – Transportation	Capital Improvement Program - April 22, 2020 Land Use Process Review - May 7, 2020	Approximate time spent in Committee Meetings and Work Shop

Policy and Procedures Committee*

John Carter
Candice Bennett
Pete Murphy
Tim Sargeant
John Ulfelder



The Policy and Procedures Committee met **once** in FY 2020 to discuss the proposed 2020 Planning Commission calendar, application scheduling process, and a review of speaker times allotted at the public hearings.

Capital Improvement Program (CIP) Committee*

Tim Sargeant, Chair
Phillip Niedzielski-Eichner, Vice Chair
Walter Clarke
Mary Cortina
Julie Strandlie
Pete Murphy
Daniel Lagana(Alternate)



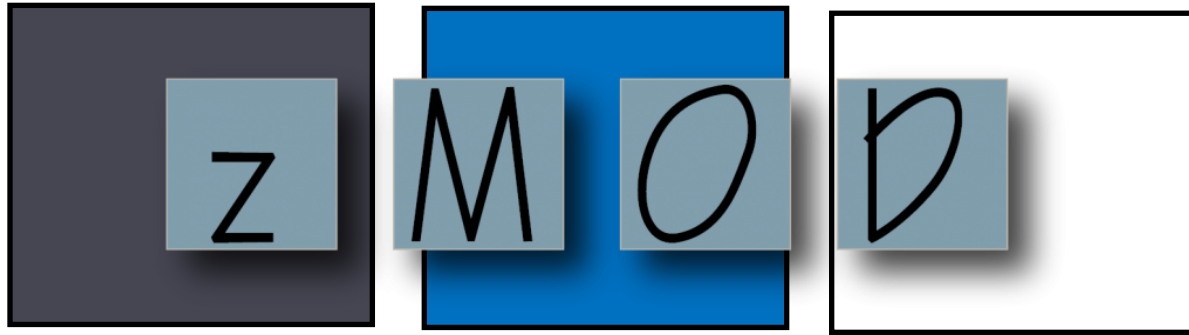
During FY 2020, the CIP Committee met **three** times and held **one** workshop/public hearing. On February 27, 2020, the Committee was given a presentation by the Department of Management and Budget staff on the FY 2021 – FY 2025 Capital Improvement Program (CIP). On April 22, 2020, the Committee met electronically with the Department of Management and Budget staff and discussed questions raised during the workshop/public hearing on March 12, 2020. The Committee endorsed the adoption of the CIP FY 2020-2024 to the full Planning Commission.



Environment Committee*

Mary Cortina, Vice Chair
John Carter
Andres Jimenez
John Ulfelder
Tim Sargeant (Alternate)
Julie Strandlie (Alternate)

The Environment Committee held **one** meeting in FY 2020. On September 26, 2019, the committee met with staff from the Department of Planning and Development to discuss stakeholder feedback and community input on the Natural Landscaping at County Facilities policy plan language. The committee voted to endorse the plan language to the full Planning Commission.



Land Use Process Review Committee*

John Ulfelder, Chair
John Carter, Vice Chair
Candice Bennett
Mary Cortina
Pete Murphy
Julie Strandlie
Tim Sargeant
Phillip Niedzielski-Eichner (Alternate)

The Land Use Process Review Committee held [six meetings](#) in FY 2020. 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 about the Zoning Ordinance Modernization Project, an effort to streamline the County's Zoning Ordinance. The Committee also received an update on the Public Facilities Manual Flexibility Project, Phase 2, and the Land Development Services Fee Amendments.

Parks Committee*

John Ulfelder, Chair
Mary Cortina
Andres Jimenez
Daniel Lagana
Julie Strandlie
John Carter (Alternate)
Tim Sargeant (Alternate)



The Parks Committee met [once](#) in FY 2020 to receive a presentation of the Parks and Recreation System Master Plan, FY 2019-2023 Strategic Plan from the Park Authority.



Schools Committee*

Tim Sargeant, Chair
 Julie Strandlie, Vice Chair
 Pete Murphy
 Phillip Niedzielski-Eichner
 Evelyn Spain
 John Carter (Alternate)
 John Ulfelder (Alternate)
 Walter Clarke (Alternate)

During FY 2020, the Schools Committee met **two times**. On July 23, 2019, Karla Bruce, Chief Equity Officer, provided an update on One Fairfax, a joint social and racial equity policy of the Fairfax County Board of Supervisors and School Board. The Committee also met with Fairfax County School Board members on December 10, 2019, to finalize the work plan to address land use priorities, as requested by the Board of Supervisors and School Board during their joint retreat. The committee endorsed approval of the draft recommendations regarding shared county and school Comprehensive Plan priorities to the Planning Commission.

Transportation Committee*

Mary Cortina, Vice Chair
 Candice Bennett
 Walter Clarke
 Phillip Niedzielski-Eichner
 Tim Sargeant (Alternate)
 Julie Strandlie (Alternate)



The Transportation Committee held **one** meeting in FY 2020. On November 14, 2019, the Department of Transportation staff discussed the proposed updates to the Trail Map and Bicycle Master Plan.

***Committee Membership for Calendar Year 2020**

Housing Committee **

Julie Strandlie
Candice Bennett
John Carter
Walter Clarke
Tim Sargeant
Evelyn Spain
John Ulfelder (Alternate)
Phillip Niedzielski-Eichner (Alternate)



Personnel and Budget Committee **

Pete Murphy
Phillip Niedzielski-Eichner
Tim Sargeant
John Ulfelder
Mary Cortina
Walter Clarke (Alternate)



Tysons Committee **

Mary Cortina
John Ulfelder
John Carter
Phillip Niedzielski-Eichner
Tim Sargeant (Alternate)



Telecommunications Committee **

Pete Murphy
Daniel Lagana
Candice Bennett
Tim Sargeant
Mary Cortina (Alternate)
Julie Strandlie (Alternate)



**Committee did not meet in Fiscal Year 2020

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 2020, in addition to responding to walk-in, telephone, written, and email requests for information, registered or verified the addresses of the **239 speakers** who testified during the FY 2020 public hearings. Staff also processed **1181 written comments** from citizens regarding the **176 applications** reviewed by the Planning Commission.



FY 2020

At A Glance:

239 Speakers

1181 Written Comments

130 Public Notices

The Planning Commission staff documents meeting minutes and the verbatim of each Planning Commission meeting, from 2016 through 2020, 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 2020 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 2020, staff verified the accuracy of **130 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 2020 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 2020 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).

July 2019

National Museum of the U.S. Army

Lt. General Roger Schultz (Ret.), Army Historical Foundation

Jamie Humbans, Assistant VP of Museum Operations & Marketing, Army Historical Foundation

August 2019

Natural Landscaping

James Hart, Planning Commission, Vice Chair

Suzanne Foster, DPWES

September 2019

History Commission

Anne Stuntz, History Commission, Chair

Elise Murray, History Commission

November 2019

Fairfax County's Zoning Ordinance Modernization Project (zMOD)

Andrew Hushour, Deputy Zoning Administrator, Zoning Administration, Department of Planning and Development (DPD)

Carmen Bishop, Principal Planner, Zoning Administration, DPD

Casey Judge, Senior Planner, Zoning Administration, DPD

December 2019

Green Buildings in Fairfax County

James Hart, Planning Commission, Vice Chair

Joseph Gorney, Senior Planner, Zoning Administration, Department of Planning and Development

January - March 2020

Code Compliance

Jack Weyant, Director, Department of Code Compliance

Mike Adams, Supervisor, Department of Code Compliance

Due to the State of Emergency caused by the COVID-19 pandemic, there were no additional PC Roundtable tapings after March in FY 2020.

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 2020 Braddock District Land Use Actions

Items Concurred with:

456A-S80-08-1 — **FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** — Boys Probation House, 4410 Shirley Gate Road, Fairfax, 22030.



Items Recommended for Approval:

RZ/FDP 2017-BR-030 — **ROBERTS ROAD INVESTMENT LC** — Applications to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.27 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the north side of Braddock Road and east side of Roberts Road.

RZ/FDP 2018-BR-025 — **ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC** — Applications to rezone from PDH-5, R-1 and WS to PRM and WS to permit residential development with an overall Floor Area Ratio (FAR) of 1.56 and approval of the conceptual and final development plan. Located on the north side of University Drive and west side of Ox Road.

PCA C-058 — **ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC** — Application to amend the proffers for RZ-C-058 previously approved for residential and office uses to permit deletion of land area. Located on the north side University Drive and west side of Ox Road.

SE 2018-BR-028 — **CLASSIC COTTAGES, LLC** — Application under Sections 9-610 and 9-615 of the Zoning Ordinance to permit a cluster residential development and a waiver of minimum district size. Located at 4037, 4107 and 4111 Maple Avenue, Fairfax, 22032.

RZ 2019-BR-007 — **VIRENDRA BERY AND AMIT BERY** — Application to rezone from R-1 to R-3 to permit residential development with a total density of 2.15 dwelling units per acre (du/ac). Located on the north side of Maury Road approximately 400 feet west of its intersection with Powell Road.

RZ 2019-BR-019 — **CONLEY DEVELOPMENT, LLC** — Application to rezone from R-1 to R-2 to permit residential development with a total density of 2.0 dwelling units per acre (du/ac). Located on the west side of Olley Lane approximately 865 feet south of its intersection with Little River Turnpike.

CSPA 87-S-039-05 — **FAIRFAX CORNER RETAIL LC** — Application under Sections 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 87-S-039 to permit sign modifications. Located on the south side of Random Hills Road, east side of Government Center Parkway and north side of Monument Drive.

FY 2020 Dranesville District Land Use Actions



Items Concurred with:

2232-D18-11 — **FAIRFAX COUNTY PARK AUTHORITY**, McLean Central Park Master Plan Revision, located at 1468 Dolley Madison Boulevard, McLean, 22101.

Items Recommended for Approval:

SEA 83-D-095-04 — **GREAT FALLS VILLAGE GREEN DAY SCHOOL** — Application under Sections 3-204 and 9-011 of the Zoning Ordinance to amend SE 83-D-095 previously approved for childcare center and nursery school to permit modification of development conditions. Located at 790 Walker Road, Great Falls, 22066.

DSC-D1-2 (Jackson Property) of Plan Amendment 2013-III-DS1 — **DULLES SUBURBAN CENTER STUDY** — concerns approximately 7.35 acres generally located at 13717 Frying Pan Road. The area is planned for public park use and office use up to 0.15 floor area ratio (FAR), with an option for consolidation with Tax Map #24-2 ((1)) 1,10 with conditions. The amendment considers adding an option for residential use at a density up to 5 dwelling units per acre (du/ac).

CSP 2016-DR-001 — **DRI/MAPLE WOODLAND PARK, LLC** — Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2016-DR-001. Located on the north side of Woodland Park Drive, approximately 400 feet east of its intersection with Centreville Road.

AR 89-D-001-03 — **THE EAGLE FAMILY LLC; CHARLOTTE FREDETTE SMITH EAGLE; FREDERICK SMITH TRUST UNDER WILL FOR THE BENEFIT OF CHARLOTTE FREDETTE SMITH EAGLE: CUMBERLAND TRUST, TRUSTEE** — Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 8008 Georgetown Pike, McLean, 22102.

SE 2019-DR-009 — **SUNRISE DEVELOPMENT, INC.** — Application under Sections 4-300 and 9-622 of the Zoning Ordinance to permit uses in a CRD (medical care facility/assisted living). Located at 1515 Chain Bridge Road, McLean, 22101.

AF 2019-DR-001 — **MAY PROPERTIES IV, LLC** – Application to permit the creation of an agricultural and forestal district authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 730, 734 and 820 Utterback Store Road, Great Falls, 22066.

CSPA 86-C-029-12 — **TFG ONE GLOBAL VIEW PROPERTY, LLC** – Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 86-C-029 to permit sign modifications. Located east of Route 28, south of the Dulles Airport Access Road, west of Wasser Terrace, at the western terminus of Mansarde Avenue.

AF 2019-DR-002 — **CHARLES J. DIBONA** – Application authorized by Chapter 115 (*County Code*), effective June 30, 1983 to permit an establishment of an agricultural and forestal district. Located at 9306 Georgetown Pike and 644 River Bend Road, Great Falls, 22066.

RZ/FDP 2018-DR-018 — **L&F FRYING PAN, LLC** – Applications to rezone from R-1 to PDH-5 to permit residential development with an overall density of 4.76 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the south side of Frying Pan Road, approximately 75 feet east of the intersection with Sunrise Valley Drive.

SE 2018-DR-020 — **FAIR LIGHT, LLC** – Application under Section 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Road, McLean, 22102.

CSP 2009-HM-017 — **NUGGET JOINT VENTURE, L.C.**– Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-HM-017. Located on the south side of Sunrise Valley Drive and Dulles Airport Access and Toll Road, west of Carta Way north of Magna Way and east of King John’s Way.

PCA 2002-HM-043-04/CDPA 2002-HM-043-03 — **ARROWBROOK CENTRE, LLC** – Applications to amend the proffers and conceptual development plan, for RZ 2002-HM-043, previously approved for mixed-use development, to permit site design modifications and revisions to proffers at a Floor Area Ratio (FAR) of 3.01 (Overall Development-FAR 0.99). Located on the west side of Centreville Road, north of Arrowbrook Centre Drive and south of Dulles Airport Access Road.

FDPA 2002-HM-043-06 — **ARROWBROOK CENTRE, LLC** — Application to amend the final development plan for RZ 2002-HM-043, previously approved for mixed-use development, to permit modifications to site design and revisions to proffers at a Floor Area Ratio (FAR) of 1.44 (Overall Development – FAR 0.99). Located on the West side of Centreville Road, north of Arrowbrook Centre Drive and south of Dulles Airport Access Road.

AF 2019-DR-004 — **MANE MANOR LLC AND NORMANDY FARM LLC** — Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located generally surrounding 9640 Georgetown Pike, and at the terminus of Rossmore Court, Great Falls.

PCA-C-491-03— **T&M MCLEAN VENTURE, LLC** – Application to amend the proffers for RZ C-491 previously approved for office to permit the construction of an inter-parcel connection and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.52. Located on the south side of Chain Bridge Road, approximately 800 feet east of Westmoreland Street.

FY 2020 Hunter Mill District Land Use Actions



Items Recommended for Approval:

PCA 78-C-098-04/FDPA 78-C-098-05 — **AP RESTON CAMPUS, LLC** — Applications to amend the proffers and final development plan for RZ 78-C-098 previously approved for office uses with an option for residential uses to permit office uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.64. Located on the West side of Old Reston Avenue, North side of Washington and Old Dominion Trail and south of Temporary Road.

PCA 1998-HM-036 — **SRINIVAS AKELLA & KRISHNA N. KIDAMBI; MAYUR H. MANIAR & SONAL B. MANIAR; NA AYUTTAYA ANUCHIT SUTHUS & PIYAWANNARAT BENJAWAN; PAUL D. FAUSER & KRISTINE K. FAUSER; AZAAD SALENA & KHAN-RAMPRASHAD ZALENA** — Application to amend the proffers for RZ 1998-HM-036 previously approved for residential development at a density of 3.0 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located at 2721, 2723, 2719, 2725 and 2727 Robaleed Way, Oak Hill, 20171.

RZ/FDP 2016-HM-016 — **GOLF COURSE OVERLOOK, LLC** — Applications to rezone from R-E and I-5 to PRM to permit residential and secondary uses with an overall Floor Area Ratio (FAR) of 2.28 and approval of the conceptual and final development plan. Located on the north side of Sunset Hills Road between American Dream Way and Isaac Newton Square.

RZ 2018-HM-020 — **APA PROPERTIES NO. 6, L.P.** — Application to rezone from I-5 to PRM to permit mixed use development with a total intensity of 2.0 Floor Area Ratio (FAR) inclusive of bonus density. Located on the north of Sunset Hills Road, west side of Wiehle Avenue and north side of Washington and Old Dominion Railroad Trail (Northern Virginia Regional Park Authority).

SEA 2013-HM-012 — **BLUE OCEAN DEVELOPMENT, INC.** — Application under Sections 9-014 and 9-610 of the Zoning Ordinance to amend SE 2013-HM-012 previously approved for waiver of minimum lot width to permit site modifications. Located at 1283 Serenity Woods Lane, Vienna, 22182.

PCA/CDPA 2011-HM-012 — **CARS-DB1, LLC** – Applications to amend the proffers and conceptual development plan for RZ 2011-HM-012, previously approved for mixed-use development to permit site modifications and associated modifications to proffers with an overall Floor Ratio (FAR) of up to 7.25. Located on the southwest of Leesburg Pike at the terminus of Spring Hill Road.

RZ/FDP 2017-HM-018 — **1900-02 CAMPUS COMMONS, LLC** – Applications to rezone from I-3 to PRM to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.7 and approval of the conceptual and final development plan. Located on the north side of Sunrise Valley Drive and east side of Wiehle Avenue.

PCA 79-C-023 — **1900-02 CAMPUS COMMONS, LLC** – Application to amend the proffers for RZ 79-C-023 to delete land area. Located on the north side of Sunrise Valley Drive and east side of Wiehle Avenue.

FDPA 2016-HM-007-02 — **ONE RESTON CO. LLC AND TWO RESTON CO., LLC** – Application to amend the final development plan for RZ 2016-HM-007 to permit mixed use development. Located on the west side of Reston Parkway and north side of Sunrise Valley Drive.

PCA/CDPA/FDPA 2016-HM-035 — **CRS SUNSET HILLS, LC** – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2016-HM-035, previously approved for a mixed use development to permit modifications to proffers and site design at a 3.68 Floor Area Ratio (FAR). Located on the south side of Sunset Hills Road, west side of Wiehle Avenue, north side of Reston Station Boulevard.

FDPA 2016-HM-007-03 — **ONE RESTON CO. LLC AND TWO RESTON CO. LLC** – Application to amend the final development plans for RZ 2016-HM-007 to permit development of Block G, which is part of a 36-acre mixed use development. Located on the west side of Reston Parkway, north of Sunrise Valley Drive, east of Edmund Halley Drive and south of the Dulles Airport Access and Toll Road.

CSPA 2009-HM-019-02 — **COMSTOCK RESTON STATION HOLDINGS, LC** – Application under Section 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2009-HM-019 to permit sign modifications. Located on the west side of Wiehle Avenue and north and south sides of Reston Station Boulevard, west side of Metro Center Drive and south side of Sunset Hills Road.

SEA 2006-HM-017-02 — **CENTREVILLE ROAD LC** – Application under Section 3-104 of the Zoning Ordinance to amend SE 2006-HM-017 previously approved for a child care center to permit deletion of land area and associated modifications to site design and development conditions. Located at 2745 and 2747 Centreville Road, Herndon, 20171.

CSPA 2009-HM-014-02 — **RESTON HOSPITAL CENTER, LLC** – Application under Section 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2009-HM-014 to permit sign modifications. Located north of New Dominion Parkway, west of Town Center Parkway, east and south of Town Center Drive.

PCA 93-H-043 — **MICHAEL F. FLAHERTY** – Application to amend the proffers for RZ 1993-H-043 to permit deletion of land area. Located on the east side of Lupine Drive and north side of Drewlaine Drive approximately 900 feet north of its intersection with Old Courthouse Road.

CSP 2000-HM-044 — **FAIRFIELD WPE, LLC** – Application under Sections 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2000-HM-044. Located on the west side of Monroe Street, south side of Woodland Drive and north side of east Park Drive.

FDPA 94-H-011-02 - **LESLIE SCHREIBMAN** – Application to amend the final development plan for RZ 94-H-011 to permit modifications of yard requirements for Lot 31 and associated revisions to development conditions. Located in the northeast terminus of Arctic Fox Way.

19 Actions

FY 2020 Lee District Land Use Actions



Items Recommended for Approval:

SEA 2010-LE-025 — **COSTCO WHOLESALE CORPORATION** – Application under Sections 4-804, 7-607, 9-505, 9-533 and 9-622 of the Zoning Ordinance to amend SE 2010-LE-025 previously approved for retail sales establishment large to permit a service station in a Highway Corridor Overlay District and provisions for modifications/waivers/increases and uses in a Commercial Revitalization District and associated modifications to site design and development conditions. Located at 7940 Richmond Highway, Alexandria, 22306.

PA 2019-IV-RH1 – **COMPREHENSIVE PLAN AMENDMENT (OAKWOOD ROAD SENIOR HOUSING)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, Virginia in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approximately 6.2 acres generally located at the southeast quadrant of the intersection of Oakwood Road and South Van Dorn Street.

SE 2013-LE-020 — **SOUTH ALEX SUBSIDIARY, LLC** – Application under Sections 6-103 and 6-105 of the Zoning Ordinance to permit a carryout restaurant. Located at 6226 North Kings Highway, Alexandria, 22303.

PCA/CDPA/FDPA 2010-LE-009 — **MR LIBERTY VIEW ONE, LLC AND MR LIBERTY VIEW WEST LLC C/O MONUMENT REALTY** – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2010-LE-009, previously approved for commercial development with a Floor Area Ratio (FAR) of 1.5 to permit a residential building and associated modifications to proffers and site design at a FAR of 1.5. Located in the Northwest quadrant of the intersection of Franconia-Springfield Parkway and Beulah Street.

PCA 2002-LE-005 — **ALWADI, LLC** – Application to amend the proffers for RZ 2002-LE-005 previously approved for commercial development to permit a shopping center and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.18. Located on the north side of Richmond Highway approximately 500 feet east of Martha Street.

PCA 2008-LE-014 — **PATRIOT RIDGE COMMONS, LLC, PATRIOT RIDGE I, LLC, PATRIOT RIDGE 7700, LLC AND PATRIOT RIDGE II, LLC** – Application to amend the proffers for RZ 2008-LE-014 previously approved for office and hotel development to permit modifications to proffers with an overall Floor Area Ratio (FAR) of 1.50. Located on the west side of Backlick Road approximately ½ mile North of the Henry G. Shirley Memorial Highway interchange.

PCA 84-L-020-26/CDPA 84-L-020-07 — **KINGSTOWNE M&N LP AND KINGSTOWNE TOWNE CENTER, LP** – Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development to permit residential/mixed-use development and associated modifications to proffers and site design at a density of 119 dwelling units per acre (du/ac). Located on the south side of Kingstowne Village Parkway approximately 1,650 feet west of its intersection with South Van Dorn Street.

FDPA 84-L-020-02-15 — **KINGSTOWNE M&N LP AND KINGSTOWNE TOWNE CENTER, LP** – Application to amend the proffers, conceptual development plan, and second final development plan for RZ 84-L-020, previously approved for mixed-use development to permit residential/mixed-use development and associated modifications to proffers and site design at a density of 119 dwelling units per acre (du/ac). Located on the south side of Kingstowne Village Parkway approximately 1,650 feet west of its intersection with South Van Dorn Street.

SE 2019-LE-013 — **APAH OAKWOOD, LLC** – Application under Sections 3-604, 9-006, 9-304 and 9-306 of the Zoning Ordinance to permit an independent living facility. Located at 5815, 5839, 5901 and 5907 South Van Dorn Street, Alexandria, 22310.

PCA 85-L-006 — **APAH OAKWOOD, LLC** – Application to amend the proffers for RZ 85-L-006 previously approved for residential development to permit an independent living facility and associated modifications to proffers and site design with an overall density of 24.2 du/ac. Located on the southwest corner of the intersection of Oakwood Road and South Van Dorn Street.

PCA 84-L-083-02 — **THE UNITED COMMUNITY OF MUSLIMS OF THE UNITED STATES OF AMERICA** – Application to amend the proffers for RZ 84-L-083 previously approved for warehouse and storage yard to permit a place of worship and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the east side of Cinder Bed Road, approximately 370 feet south of the Terminus of Cinder Bed Road.

RZ 2019-LE-015 — **TPC VAN DORN LC** — Application to rezone from R-1, R-3 and C-8 to C-8 to permit vehicle sales, rental and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.20. Located in the southwest quadrant of McGuin Drive and South Van Dorn Street.

SE 2019-LE-020 — **TPC VAN DORN LC** — Application under Sections 4-804 and 9-620 of the Zoning Ordinance to permit a vehicle sales, rental and ancillary service establishment and a waiver of certain sign regulations. Located at 5636 and 5644 South Van Dorn Street and 5816, 5820, 5900 and 5906 McGuin Drive, Alexandria, 22310.

RZ 2019-LE-012 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC** – Applications to rezone from R-1 to PDC to permit continuing care facility and church with child care center with an overall Floor Area Ratio (FAR) of 0.62 and approval of the conceptual and final development plan. Located on the east side of Telegraph Road, south of its intersection with Mission Court.

FDP 2019-LE-012 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC** – Applications to rezone from R-1 to PDC to permit continuing care facility and church with child care center with an overall Floor Area Ratio (FAR) of 0.62 and approval of the conceptual and final development plan. Located on the east side of Telegraph Road, south of its intersection with Mission Court.

SE 2019-LE-021 — **MUNA BARKHADLE D/B/A DAFFODILS CHILDCARE** – Application under Sections 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7814 Seth Hampton Drive, Alexandria, 22315.

FY 2020 Mason District Land Use Actions

6 Actions

Items Concurred with:

2232-M19-5 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**, Seven Corners Temporary Fire & Rescue Station, 6637 South Street, Falls Church 22042.

456A-M83-21-3 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**, Operations Support Bureau building, 3911 Woodburn Road, Annandale, 22003.



Items Recommended for Approval:

PA 2013-I-L1(C) — **COMPREHENSIVE PLAN AMENDMENT (LINCOLNIA PLANNING DISTRICT STUDY PHASE III: LINCOLNIA CBC LAND USE AND TRANSPORTATION ANALYSIS)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, Virginia, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns approximately 169 acres in the Mason Supervisor District with an irregular border on both sides of Little River Turnpike (Rte. 236) from the City of Alexandria boundary to Chowan Avenue. The subject area is coterminous with the boundary of the Lincolnia Community Business Center (CBC) and extends as far north as Lincolnia Road and Wingate Street; south to 8th Street east of Manitoba Drive; and south of Fran Place west of Manitoba Drive. The area is currently planned and developed with predominantly multi-family residential dwelling units and office, retail, and institutional uses. The amendment proposes adding options to encourage a mix of uses with a residential component in the eastern portion of the Lincolnia CBC on the north and south sides of Little River Turnpike.

SE 2019-MA-003 — **BENEVIS, LLC** – Application under Sections 4-504, 4-505, 4-508, 9-516, 9-608, 9-609, 9-612, 9-620 and 9-625 of the Zoning Ordinance to permit an increase of office GFA in the C-5 District, parking in an R District, waiver of open space, modification of minimum yard requirements for certain existing structure and uses and certain sign regulations. Located at 6531 Arlington Boulevard, Falls Church, 22042.

SE 2019-MA-004 — **CHICK-FIL-A, INC.** – Application under Sections 7-100, 7-067 and 9-500 of the Zoning Ordinance to permit a restaurant with drive-thru in a Highway Corridor Overlay District. Located at 7120 Little River Turnpike, Annandale, 22003.

SEA 81-M-058-03 — **MCDONALD'S CORPORATION** — Application under Sections 7-601, 7-607 and 9-601 of the Zoning Ordinance to amend SE 81-M-058 previously approved for a fast food restaurant with drive through to permit site modifications and associated modifications to development conditions. Located 4803 Leesburg Pike, Alexandria, 22302.

FY 2020 Mount Vernon District Land Use Actions

Items Concurred with:

2232-V19-2 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**, Fire and Rescue Department Urban Search and Rescue Training facility, 9900 Furnace Road, Lorton, 22079.

2232-V19-1 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**, South County Police Station and Animal Shelter, Lorton Road between Hooes and Workhouse Road Lorton, 22079.

2232-V19-3 – **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**, Mount Vernon RECenter, 2017 Belle View Boulevard, Alexandria, 22307.



Items Recommended for Approval:

SE 2019-MV-001 — **7-ELEVEN, INC.** – Application under Sections 4-804, 7-607, 9-503, 9-505, 9-611 and 9-622 of the Zoning Ordinance to permit a service station with quick-service food store in a Highway Corridor Overlay District and provisions for modifications/waivers/increases and uses in a Commercial Revitalization District. Located at 8625 and 8629 Richmond Highway, Alexandria, 22309.

AR 85-V-002-04 — **MARTIN B. JARVIS, JR. TR** – Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 10808 and 10816 Harley Road, Lorton, 22079.

SE 2018-MV-007 — **NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES** – Application under Section 3-104 of the Zoning Ordinance to permit a cultural center. Located at 8907, 8900 & 9000 Richmond Highway, Alexandria, 22309.

SE 2019-MV-017 — **SEMIA YUSUF D/B/A PANDA CHILD CARE** – Application under Sections 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9935 East Hill Drive., Lorton, 22079.

PCA 93-V-028-03 — **9360 RICHMOND HIGHWAY, LLC** – Application to amend the proffers for RZ 93-V-028 previously approved for drive-in financial institution to permit an office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.128. Located on the North side of Lorton Road and West side of Richmond Highway.

SEA 2007-MV-031 — **9360 RICHMOND HIGHWAY, LLC** – Application under Sections 4-504, 9-011 and 18-202 of the Zoning Ordinance to amend SE 2007-MV-031 previously approved for a drive through pharmacy and drive through financial institution to permit deletion of land area and associated modifications to site design and development conditions. Located at 9360 Richmond Highway, Lorton, 22079.

PCA 87-V-064-03 — **MCDONALD'S USA, LLC**— Application to amend the proffers for RZ 87-V-064 previously approved for a retail shopping center to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .09. Located on the West side of Richmond Highway, North of Armistead Road and South of Lorton Road.

SEA 94-V-030 - **MCDONALD'S USA, LLC** - Application under Sections. 4-804, 9-501 and 9-502 of the Zoning Ordinance to amend SE 94-V-030 previously approved for a restaurant with drive through to permit associated modifications to site design and development conditions. Located at 9398 Richmond Highway, Lorton, 22079.

FY 2020 Providence District Land Use Actions

37 Actions



Items Recommended for Approval:

RZ 2017-PR-015 — **PS BUSINESS PARKS, LP** – Application to rezone from C-3 to PTC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.80. Located in the Northwest and Northeast quadrants of Westpark Drive and Westbranch Drive.

FDP 2017-PR-015 — **PS BUSINESS PARKS, LP** – Application to approve the final development plan for RZ 2017-PR-015 to permit mixed use development. Located in the Northeast quadrant of the intersection of West Branch Drive and Maitland Street.

PCA 88-D-005-09 — **PS BUSINESS PARKS, LP** – Application to delete land area from RZ 88-D-005 and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.80. Located in the Northwest and Northeast quadrants of Westpark Drive and Westbranch Drive.

PCA 2014-PR-004 — **AMHERST PROPERTY, LLC** – Application to amend the proffers for RZ 2014-PR-004 previously approved for residential/retail development at a density of 1.80 Floor Area Ratio (FAR) with associated modifications to proffers. Located North of Jones Branch Drive, approximately 400 feet North of its intersection with Westpark Drive.

RZ/FDP 2018-PR-024 — **WILLIAMS MEADOW, LC** – Applications to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.55 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the East side of Sutton Road approximately 250 feet North of its intersection with Oleander Avenue.

SE 2019-PR-011 — **RESTON HOSPITAL CENTER, LLC** – Application under Section 6-205 of the Zoning Ordinance to permit a medical care facility. Located at 8240 Leesburg Pike, Vienna, 22182. SEA 2007-PR-014 091819

SEA 2007-PR-014 — **PS BUSINESS PARKS, L.P.** – Application under Sections 4-304, 9-014, 9-607 and 9-624 of the Zoning Ordinance to amend SE 2007-PR-014 previously approved for a hotel to permit a quasi-public athletic field in C-3 District and associated modifications to site design and development conditions. Located at 8229 Boone Boulevard, Tysons, 22182.

PCA-C-597-05 — **PS BUSINESS PARKS, L.P.** – Application to amend the proffers for RZ C-597 previously approved for a hotel to permit an athletic field and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.72. Located on the South side of Boone Boulevard approximately 500 feet West of its intersection with Gallows Road.

SE 2018-PR-023 — **FAIRFAX COUNTY WATER AUTHORITY** – Application under Sections 3-104, 5-504, 9-201 and 9-609 of the Zoning Ordinance to permit a heavy public utility office and maintenance facilities in the I-5 zoned district and parking in a residential zoned district. Located at 8505 Lee Highway, Fairfax, 22031.

2232-P18-26 — **FAIRFAX COUNTY WATER AUTHORITY** – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit Central Distribution System Maintenance Facility. Located at 8505 Lee Highway, Fairfax, 22031.

RZ/FDP 2016-PR-023 — **ROBERT H. PEARSON, JR., R.H. PEARSON, INC. AND HOWARD WALLACH, TRUSTEE FOR THE WALLACH LIVING TRUST** – Applications to rezone from R-1 to PDH-4 to permit residential use with an overall density of 3.21 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the North side of Haney Lane, 400 feet North of its intersection with Wolftrap Road.

Site Specific Plan Amendment 2018-I-1MS — concerns approximately 203 acres generally located at 2900 and 2941 Fairview Park Drive, Falls Church, VA 22042 and four non-addressed parcels within Fairview Park; 3225 Gallows Road, Fairfax, VA, 22037; and 8100 Innovation Park Drive, Fairfax.

RZ/FDP 2019-PR-001 — **TOLL MID-ATLANTIC LP COMPANY, INC.** – Applications to rezone from R-1 and HC to PDH-3 and HC to permit residential development with an overall density of 2.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the South side of Lee Highway approximately 200 feet West of Mainstone Drive.

RZ/FDP 2017-PR-010 — **TYSONS DEVELOPMENT, LLC** – Applications to rezone from C-7, I-5, PTC, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.69 and approval of the conceptual and final development plan. Located on the southeast side of Tyco Road and the northwest quadrant of the intersection of Leesburg Pike with Spring Hill Road.

PCA 2010-PR-014D — **TYSONS DEVELOPMENT, LLC** – Application to amend the proffers for RZ-2010-PR-014D previously approved for mixed-use development to permit deletion of land area from RZ 2010-PR-014D. Located on the North side of Leesburg Pike, East side of Tyco Road., South side of Boyd Pointe Way and West of Spring Hill Road.

SE 2018-PR-013 - **TYSONS DEVELOPMENT, LLC** – Application under Sections 6-504, 6-507 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) in the PTC. Located at 8536, 8546 and 8590 Leesburg Pike, Vienna, 22182 and 1568, 1570 and 1572 Spring Hill Road, McLean, 22102.

PCA/CDPA/FDPA 74-7-047-02-02 - **INOVA HEALTH CARE SERVICES** – Applications to amend the proffers, conceptual development plan and final development plan for RZ 74-7-047, previously approved for office development to permit a research, academic and clinical campus and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.70. Located on the East side of Gallows Road, South side of Arlington Boulevard and West side of the Capital Beltway.

SE 2019-PR-015 — **CRESCENDO STUDIOS, LLC** – Application under Sections 3-304, 9-006, 9-304 and 9-310 of the Zoning Ordinance to permit a private school of special education with music-recording studio as an accessory use. Located at 8101A Lee Highway, Falls Church, 22042.

SEA 95-P-022 — **BURKE PETROLEUM REALTY LLC** – Application under Section 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Road, McLean, 22102.

RZ 2018-PR-021 — **GEORGELAS, LLC** – Application to rezone from C-8, I-4 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.5. Located on the north side of Tyco Road approximately an eighth of a mile east of its intersection with Leesburg Pike.

RZ 2018-PR-022 — **GEORGELAS, LLC** – Application to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the northeast side of Leesburg Pike and northwest side of Tyco Road.

FDP 2018-PR-022 — **GEORGELAS, LLC** – Application to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the northeast side of Leesburg Pike and northwest side of Tyco Road.

RZ 2019-PR-017 — **TAMARES 7950 OWNER, LLC** – Applications to rezone from C-3 to PDC to permit office and restaurant development with an overall Floor Area Ratio (FAR) of 1.07 and approval of the conceptual and final development plan. Located on the north side of Jones Branch Drive approximately 130 feet east of its intersection with Westbranch Drive.

PCA 88-D-005-11 — **TAMARES 7950 OWNER, LLC** – Application to amend the proffers for RZ 88-D-005 previously approved for office to delete 16.74 acres to be included in concurrent RZ 2019-PR-017. Located on the north side of Jones Branch Drive approximately 130 feet east of its intersection with Westbranch Drive.

SEA 94-P-040-04 — **TAMARES 7950 OWNER, LLC** – Application under Sections 9-607 and 9-620 of the Zoning Ordinance to amend SE 94-P-040 previously approved for an increase in building height, waiver of sign regulations, a roof top helistop and ground mounted communications facilities to permit deletion from land area and development conditions and associated modifications to site design. Located at 7950 Jones Branch Drive, McLean, 22102.

FDP 2019-PR-017 — **TAMARES 7950 OWNER, LLC** – Applications to rezone from C-3 to PDC to permit office and restaurant development with an overall Floor Area Ratio (FAR) of 1.07 and approval of the conceptual and final development plan. Located on the north side of Jones Branch Drive approximately 130 feet east of its intersection with Westbranch Drive.

CSP 2019-PR-017 — **TAMARES 7950 OWNER, LLC** – Application under Section 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2019-PR-017. Located on the north side of Jones Branch Drive, 130 feet east of its intersection with Westbranch Drive.

PCA/CDPA 2010-PR-021-03 — **CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** – Applications to amend the proffers and conceptual development plan, for RZ 2010-PR-021, previously approved for hotel/mixed-use, to permit office/mixed-use and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 4.10. Located on the north side of Dolley Madison Boulevard, south side of Scotts Crossing Road, and east side of the Capital Beltway.

SE 2020-PR-002 — **CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** – Application under Section 6-504 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) in the PTC District. Located at 1600 Capital One Drive, McLean, 22102.

FDPA 2010-PR-021-03 — **CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** – Application to amend the final development plans for RZ 2010-PR-021 to permit office/mixed-use and associated changes to development conditions. Located on the north side of Dolley Madison Boulevard, south side of Scotts Crossing Road and east side of the Capital Beltway.

FY 2020 Springfield District Land Use Actions



Items Concurred with:

2232-S19-7 – **Department of Public Works and Environmental Services**, Proposed Police Heliport Expansion, 4604 West Ox Road, Fairfax, 22030.

Items Recommended for Approval:

SE 2019-SP-010 — **FEDERAL REALTY INVESTMENT TRUST** – Application under Section 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 8402 Old Keene Mill Road, Springfield, 22152.

RZ/FDP 2007-SP-013 — **E. JAMES AND ANNE R. SOUVAGIS** – Applications to rezone from R-1 and WS to PDH -2 and WS to permit residential development with an overall density of 1.94 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the North side of Westbrook Drive east of its intersection with Lincoln Drive.

PCA 82-P-069-23/CDPA 82-P-069-10/FDPA 82-P-069-01-19 — **FAIR LAKES NORTH & SOUTH, LC** – Applications to amend proffers associated with PCA 82-P-069-14 and PCA 82-P-069-20 to permit a continuing care facility and residential development or independent living facility and residential development and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.79 exclusive of ADUs. Located in the northeast quadrant of the intersection of Fairfax County Parkway and Fair Lakes Parkway.

PCA 82-P-069-22/FDPA 82-P-069-09-10 — **FAIR LAKES NORTH & SOUTH, LC** – Applications to amend proffers and development plan associated with PCA 82-P-069-19 to permit the continuation of a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.10. Located approximately 500 feet southeast of west intersection of Fair Lakes Cluster and Fair Lakes Parkway.

PCA 82-P-069-17-01 — **FAIR LAKES NORTH & SOUTH, LC** – Application to amend the proffers associated with PCA 82-P-069-17 previously approved for mixed use development to permit mixed use development with associated modifications to proffers. Located on the north side of Fair Lakes Cluster, approximately 300 feet southwest of west intersection with Fair Lakes Parkway.

PCA 82-P-069-18-01 — **FAIR LAKES NORTH & SOUTH, LC** – Application to amend the proffers associated with PCA 82-P-069-18 previously approved for residential and office development to permit residential and office development with associated modifications to proffers. Located approximately 450 feet southeast of east intersection of Fair Lakes Parkway and Fair Lakes Cluster.

RZ 2019-SP-006 — **CHRISTOPHER LAND, LLC** – Application to rezone from R-1, R-3 and HC to R-3 and PDH-3 and HC to permit residential development and private school of special education with a total density of 2.97 dwelling units per acre (du/ac). Located on the south side of Tuttle Road and east side of Louis Edmond Court.

FDP 2019-SP-006 — **CHRISTOPHER LAND, LLC** – Application to approve the final development plan for RZ 2019-SP-006 to permit residential development. Located on the south side of Tuttle Road and east side of Louis Edmond Court.

SEA 97-S-001 — **CHRISTOPHER LAND, LLC** – Application under Sections 3-304 and 9-310 of the Zoning Ordinance to amend SE 97-S-001 previously approved for a private school of special education and parking in R Districts to modify the land area and development conditions. Located at 8519 and 8533 Tuttle Road, Springfield, 22152.

RZ 2019-SP-014/FDP 2019-SP-014 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT LLC** — Applications to rezone from R-1 and WS to PDH-4 and WS to permit additional land area for an independent living and assisted living facility with no increase in density or intensity and approval of the final development plan. Located on the south side of Lee Highway approximately 450 feet west of Summit Drive.

PCA/CDPA 2017-SP-017 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT LLC** — Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2017-SP-017, previously approved for independent living and an assisted living facility, to permit independent living and an assisted living facility and associated modifications to proffers and site design at a density of 15.16 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) of 0.21. Located on the South side of Lee Highway approximately 450 feet west of its intersection with Summit Drive.

FDPA 2017-SP-017 — **BRIGHTVIEW SENIOR LIVING DEVELOPMENT LLC** — Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2017-SP-017, previously approved for independent living and an assisted living facility, to permit independent living and an assisted living facility and associated modifications to proffers and site design at a density of 15.16 dwelling units per acre (du/ac) and a Floor Area Ratio (FAR) of 0.21. Located on the South side of Lee Highway approximately 450 feet West of its intersection with Summit Drive.

SEA 2017-SP-028 — **SERITAGE SRC FINANCE, LLC** – Application under Sections 9-014 and 9-620 of the Zoning Ordinance to amend SE 2017-SP-028 previously approved for a waiver of certain sign regulations to permit additional sign area and modifications to development conditions. Located at 12000 L. Fair Oaks Mall, Fairfax, 22033.

FY 2020 Sully District Land Use Actions

Items Concurred with:

2232A-Y-18-15-1 — **Department of Public Works and Environmental Services** — Capital Facilities, Sully Community Center, 13800 Wall Road, Herndon, 20171.

2232-Y19-8 — **MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE: T-MOBILE** – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility. Located adjacent to 4920 Stringfellow Road, Centreville, 20120.

2232-Y18-35 — **FAIRFAX COUNTY WATER AUTHORITY** – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a distribution and vehicle maintenance facility. Located at 14925 Willard Road, Chantilly, 22151.

Items Recommended for Approval:

RZ 2019-SU-002/FDP 2019-SU-002 — **JDA CUSTOM HOMES, INC.** – Applications to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.89 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the west side of West Ox Road approximately 300 feet south of Franklin Farm Road.

SE 2019-SU-002 — **FAIRFAX COUNTY WATER AUTHORITY** – Application under Section 5-504 of the Zoning Ordinance to permit office and maintenance facilities incidental to water purification facilities. Located at 14925 Willard Road, Chantilly, 22151.

CSP 2014-SU-016 — **NORTHWOOD RAVIN DEVELOPMENT AND ELM STREET DEVELOPMENT** – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2014-SU-016. Located on the west side of Sully Road and Westfields Boulevard intersection and East of Stonecroft Boulevard.

FDPA 2006-SU-007-04 — **DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** – Application to amend the final development plans for RZ 2006-SU-007 previously approved for public facility to permit site modifications and associated changes to development conditions. Located on the northwest corner of Air and Space Museum Parkway and Wall Road.

PCA 84-S-038-02 — **DOMINION ELECTRIC SUPPLY COMPANY, INC.** – Application to amend RZ 84-S-038 previously approved for warehouse with associated office and retail uses to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the south side of Lee Jackson Memorial Highway, approximately 300 feet east of its intersection with Westfax Drive.



AF 2019-SU-003 — **ZAFARALLAH KHAN** – Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 6745 Bull Run Post Office Road, Centreville, 20120.

SE 2019-SU-016 — **SADAF AZHAR RASHID KHAN** – Application under Section 6-405 of the Zoning Ordinance to permit a home child care facility. Located at 13967 Endeavour Drive, Herndon, 20171.

SE 2019-SU-019 — **MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE: T-MOBILE** – Application under Sections 2-514, 3-104, 9-103, 9-104 and 9-105 of the Zoning Ordinance to permit a telecommunication facility. Located adjacent to 4920 Stringfellow Road, Centreville, 20120.

CSP 2018-SU-008 — **K. HOVNANIAN HOMES AT PENDER OAKS, LLC** – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2018-SU-008. Located on the west side of Fair Ridge Drive, north of Lee Jackson Memorial Highway.

CSPA 83-C-021-02 — **K. HOVNANIAN HOMES AT PENDER OAKS, LLC** – Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 83-C-021 to permit sign modifications. Located on the north side of Lee Jackson Memorial Highway and west side of Fair Ridge Drive.

RZ/FDP 2019-SU-009 — **ELM STREET COMMUNITIES, INC.** – Applications to rezone from I-3, AN and WS to PDH-8, AN and WS to permit residential development with an overall density of 7.88 dwelling units per acre (du/ac) including density associated with affordable housing and approval of the conceptual and final development plan. Located on the East of Parkstone Drive and South of Conference Center Drive, immediately south of 14800 and 14850 Conference Center Drive.

PCA 78-S-063-09 — **ELM STREET COMMUNITIES, INC.** – Application to amend the proffers for RZ 78-S-063 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the east of Parkstone Drive and south of Conference Center Drive, immediately south of 14800 and 14850 Conference Center Drive.

PCA 85-S-061-06 — **ELM STREET COMMUNITIES, INC.** – Application to amend the proffers for RZ 85-S-061 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the east of Parkstone Drive and south of Conference Center Drive, immediately south of 14800 and 14850 Conference Center Drive.

PCA 86-S-039 — **ELM STREET COMMUNITIES, INC.** – Application to amend the proffers for RZ 86-S-039 previously approved for light intensity industrial uses to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.435. Located on the east of Parkstone Drive and south of Conference Center Drive, immediately south of 14800 and 14850 Conference Center Drive.

PCA 2016-SU-015 — **OLD LEE ROAD, LLC** – Application to amend the proffers for RZ 2016-SU-005 previously approved for new vehicle storage, vehicle major and light service establishment to permit new vehicle storage, vehicle major and vehicle light service establishment and modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.10. Located on the north side of Old Lee Road.

CSPA 2006-SU-025-02 — **TOLL VA VII, L.P.** – Application under Section 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2006-SU-025 to permit sign modifications. Located on the east side of Newbrook Drive, approximately 400 feet from its eastern intersection with Westfields Boulevard.

SE 2020-SU-004 — **HAFT/EQUITIES-SULLY PLAZA LIMITED PARTNERSHIP** – Application under Sections 7-607 and 9-006 of the Zoning Ordinance to permit a drive-in financial institution in a Highway Corridor Overlay District. Located at 13900 Lee Jackson Memorial Highway, Chantilly, 20151.

FY 2020 Countywide Land Use Actions

10 Actions



Items Recommended for Adoption:

Code Amendment — **Proposed Amendments to Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance)** of *The Code of the County of Fairfax*, Virginia (County Code) and the Public Facilities Manual (PFM) Re: Development in Dam Break Inundation Zones, Construction of State-Regulated Impounding Structures, Plan Submissions, and Minor Editorial Changes.

Code Amendment — **Proposed Changes to Chapter 61 (Building Provisions); Chapter 101 (Subdivision Provisions); Chapter 108.1 (Noise Ordinance); Chapter 109.1 (Solid Waste Management); Chapter 114 (Agricultural and Forestal Districts of Statewide Significance); and Chapter 115 (Local Agricultural and Forestal Districts)** of *The Code of the County of Fairfax*.

Code Amendment — **Proposed Amendments Chapter 124 (Stormwater Management Ordinance)** of *The Code of the County of Fairfax*, Virginia (County Code) Re: Long-Term Maintenance of Stormwater Management Facilities, Illicit Discharges, and Enforcement.

PA 2017-CW-2CP — **COMPREHENSIVE PLAN AMENDMENT (GREEN BUILDING ENERGY POLICY PLAN UPDATE)** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Amendment concerns countywide guidance for the Policy Plan, Environment section of the Comprehensive Plan, which sets forth policy recommendations for a minor change to the County’s Green Building policies. The proposed amendment would provide an increased emphasis on energy efficiency and conservation efforts as applied to green building certification for nonresidential and multifamily residential proposals.

Zoning Ordinance Amendment (**PARKING RATE AT REGIONAL MALLS**) – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 *Code of the County of Fairfax*, as follows: Revise the minimum parking requirements for shopping centers in Paragraph 23 C and D of Section 11-104, Minimum Required Spaces for Commercial and Related Uses: (1) Lower the gross floor area range for shopping centers subject to a minimum parking requirement of 4.8 spaces from greater than 400,000 but less than 1,000,000 square feet of gross floor area to greater than 400,000 but less than 800,000 square feet of gross floor area; and (2) Revise the parking rate for shopping centers with a gross floor area of 800,000 square feet or more from 4.0 spaces per 1000 square feet of gross floor area to 2.8 spaces per 1000 square feet of gross floor area. The Board of Supervisors may consider a rate from 2.5 spaces up to 4.0 spaces per 1000 square feet of gross floor area.

Zoning Ordinance Amendment (**LOT LINE AND LOT WIDTH**) – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 *Code of the County of Fairfax*, as follows: (1) Delete the portion of the lot line definition in Section 20-300 which states that “[w]here a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc.” (2) Revise the lot width definition in Section 20-300 to clarify that: (1) On reverse frontage lots, lot width is measured in the yard facing the local street; and (2) On through lots, lot width may be measured from any street line.

Zoning Ordinance Amendment (**ARTICLE 14: OUTDOOR LIGHTING AND RELATED PROVISIONS**) – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Amend Section 7-204 to add sports illumination plans (SIPs) to plans the Architectural Review Board reviews and provides recommendations on within Historic Overlay Districts. (2) Amend Part 9 of Article 14 for outdoor lighting: A.) Revise the applicability provisions in Sect. 14-902 to apply the new color temperature and lumen standards to new and replaced outdoor lighting fixtures, and to allow routine maintenance that does not result in a color temperature that exceeds the proposed standard. B.) Add a maximum correlated color temperature standard. C.) Add a SIP perimeter area for tee boxes on golf courses and driving ranges, revise the perimeter area for baseball/softball fields, and clarify that all perimeter areas must be located entirely on the same lot. D.) Revise the turn-off time from 11:00 PM to 10:00 PM for lighting that is subject to a SIP on properties that are both zoned to a residential district and developed with a single family residential use. [Advertised to permit the Board to consider hours beginning between 10:00 PM and 11:00 PM.] E.) Revise the standards for exemption of motion activated light fixtures to allow a maximum of 4,000 lumens and other modifications. [Advertised to permit the Board to consider a range of 2,500 to 6000 lumens.] F.) Revise the standards for exemption of light fixtures on lots with single family dwellings to reduce the maximum lumens from 2,000 to 1,500 lumens. (3) Amend the definition of lumen in Article 20.

Capital Improvement Program FY 2021 – FY 2025 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.

2018-CW-2CP — **NATURAL LANDSCAPING AT COUNTY FACILITIES** — On November 20, 2018, the Board of Supervisors authorized consideration of a plan amendment to incorporate support for natural landscaping at county facilities within the Policy Plan volume of the Comprehensive Plan. Plan Amendment 2018-CW-2CP proposes to add an objective and related policies to the Public Facilities element of the Policy Plan so that public facilities and sites would be designed, retrofitted, and maintained in an environmentally-sensitive manner with a focus on natural landscaping. Additionally, a definition for Natural Landscaping would be added to the Glossary of the Comprehensive Plan.

Items Recommended for Denial:

Code Amendment — **Proposed Amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance)** — The proposed amendments to the Chesapeake Bay Preservation Ordinance incorporate the following provisions: 1. Replace the required density of plantings for establishment and restoration of Resource Protection Area (RPA) buffers in the ordinance with the requirements in the Public Facilities Manual. 2. Reduce the required caliper of trees for restoration of RPA buffers from 2 inches to 1.5 inches. 3. Make editorial and minor revisions including changing "shall" to "will" or "must" or "may" throughout the sections of the ordinance being amended.



Meeting Minutes

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Pages of Written Minutes
Completed by Staff in FY 2020

PLANNING COMMISSIONERS

The 2020 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members. The current 2020 members are listed below.

Braddock District	Mary D. Cortina
Dranesville District	John C. Ulfelder
Hunter Mill District	John A. Carter
Lee District	Daniel G. Lagana
Mason District	Julie M. Strandlie
Mount Vernon District	Walter C. Clarke
Providence District	Phillip A. Niedzielski-Eichner
Springfield District	Peter F. Murphy
Sully District	Evelyn S. Spain
At-Large	Candice Bennett
At-Large	Andres Jimenez
At-Large	Timothy J. Sargeant

The Planning Commission had four members whose terms expired in December 2019, who also made significant contributions during the Fiscal Year 2020. We would like to thank them for their dedicated service to the Planning Commission, its staff, the Board of Supervisors, and the residents of Fairfax County. The former Planning Commission members who served a portion of Fiscal Year 2020 are listed below:

Braddock District	Ellen “Nell” Hurley	2012 - 2019
Lee District	James T. Migliaccio	2010 - 2019
Sully District	Donté Tanner	2017 - 2019
At-Large	James R. Hart	2004 - 2019



MARY D. CORTINA

BRADDOCK DISTRICT



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 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. 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 Communications.

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.

DANIEL G. LAGANA

LEE DISTRICT



Daniel “Dan” Lagana was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent Lee District. His term will expire in December 2023.

Commissioner Lagana works as a management consultant; in that role, he supports and leads clients across multiple departments and functions to help solve complex problems. Previously, Commissioner Lagana worked at the Southeast Fairfax Development Corporation, an economic development agency, where his work largely focused on transportation, real estate and land-use, and workforce development along the Richmond Highway Corridor.

Commissioner Lagana is a six-year veteran of the United States Army, a graduate of West Potomac High School, and a native of Fairfax County, Virginia. Commissioner Lagana has a BA from Columbia University.

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.

EVELYN S. SPAIN

SULLY DISTRICT



Evelyn S. Spain was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent the Sully District. Her term will expire in December 2023.

Commissioner Spain has been active with several local community groups in Fairfax County. She served as the President of Stone Middle School PTSA and as Co-President of the Minority Achievement Gap Committee at Westfield High School. As a member of the 2014-2018 Executive Committee of the Fairfax County NAACP, she helped the branch to win the 2018 Thalheimer Award. The Thalheimer Award is NAACP's top award given to branches and units for outstanding achievements. As Second Vice President and Community Coordinator of the Fairfax County NAACP, Commissioner Spain provided support and guidance to community outreach programs, including the Political Action Committee's Candidate Forums. The Candidate Forum is one of the most essential programs that is used to keep the Fairfax County community and NAACP Branch membership informed of important local issues and candidates for office. As a co-leader of the Freedom Fund committee, she conducted successful fundraising programs and fostered partnerships with like-minded organizations. Proceeds from Freedom Fund events were used to support branch activities and facilitated the creation and growth of new programs. Commissioner Spain has served as a Board Member for the Fairfax-Falls Church Community Services Board.

Commissioner Spain is the Founder and President of The Foundation for Eleanora R. Spratt Scholarships, a nonprofit scholarship program that provides funding for economically challenged students. She is currently a Quality Assurance Manager at a cloud based small business in Fall Church, Virginia.

Commissioner Spain received her B.A. from Bradley University in Peoria, Illinois. She received an MBA from American Intercontinental University, graduating with Honors. Commissioner Spain is a certified Capability Maturity Model Integration Team Appraiser and a Lean Six Sigma Green Belt. She is also a graduate of the University of Virginia Sorensen Institute for Political Leadership Program (PLP), Class of 2019.

ANDRES JIMENEZ

AT-LARGE



Andres Jimenez was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. His term will expire in December 2023.

A long-time environmental advocate, Andrés Jimenez was tapped by Green 2.0's Board of Directors in June 2020 to serve as its first full-time Executive Director. Andrés is a strategic thinker, a relationship-builder, and carries a deep, empathetic connection to the communities he advocates.

Most recently, Andrés served as Senior Director of Government Affairs at Citizens Climate Lobby (CCL), where he worked with both the House and Senate to help expand the voice of CCL and advocate for relevant legislation. Andrés also served as the Associate Director of Government Relations at Ocean Conservancy with a focus on creating bipartisan solutions for critical issues like ocean acidification and sustainable fisheries in the United States.

Andrés has a strong history of public service, having worked for New York City's mayor's office, the House Judiciary's Immigration Subcommittee, Congresswoman Linda Sanchez, and Congressman Howard Berman. His work also includes being an active member of the GreenLatinos as well as serving on the board for Ecotropics and being a member of the Green Leadership Trust.

CANDICE BENNETT

AT-LARGE



Candice Bennett was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. Her term will expire in December 2023.

Commissioner Bennett is the Director of Development and Communications at Good Shepherd Housing and Family Services. She currently owns a market research firm, Candice Bennett & Associates, Inc., which she founded in 2003.

Commissioner Bennett has been developing and implementing communication strategies for corporations, political candidates, and not-for-profit organizations since 1998. She started her career at Penn, Schoen, and Berland. She specializes in using quantitative research at all levels of strategic planning, including brand development, product optimization, crisis communications, and employee engagement.

Commissioner Bennett received her M.A. in Security Policy Studies (2003) and B.A. in International Affairs (1998) from The George Washington University. She is a member of the Insights Association and the Association of Fundraising Professionals.

Commissioner Bennett currently serves on Virginia's Fair Housing Board, having been appointed by Governor McAuliffe in 2017. She is an alumna of Leadership Fairfax (2013), the Sorensen Institute for Political Leadership's Candidate Training Program (2015) and Emerge Virginia (2017).

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.

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.

FORMER PLANNING COMMISSIONERS

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. Commissioner Hurley became a Certified Planning Commissioner in June 2012. Her term expired in December 2019.

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.

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. Commissioner Migliaccio became a Certified Planning Commissioner in 2010. In 2018, Commissioner Migliaccio was elected Secretary of the Planning Commission. His term expired in December 2019.

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.

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 term expired 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.

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. 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. His term expired in December 2019.

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.

