

# Fairfax County Planning Commission

Annual Report of Activities

FY 2017







## **FAIRFAX COUNTY PLANNING COMMISSION**

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August 2017

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

Chairman Bulova and Members of the Board:

We are pleased to forward to you the Fairfax County Planning Commission's Report of Activities for Fiscal Year 2017. 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.

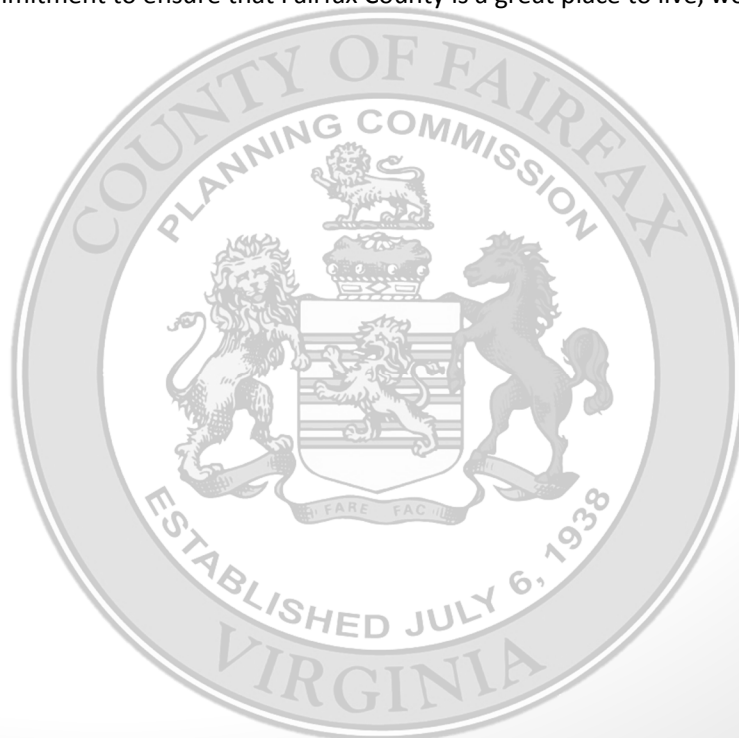
During Fiscal Year 2017, the Planning Commission held 50 regular meetings and workshops, 28 committee meetings, and heard verbal testimony from 255 speakers. In January, we held a Saturday seminar that explored the Planning Commission's role in supporting the Fairfax County Economic Success Strategic Plan, in particular Goal 3 of increasing the speed, consistency, and predictability of the land development review process. Individual Commissioners have continued to work in their communities on land use matters, to include field visits, land use committee meetings, and interaction with applicants, citizens, and staff.

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

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

Respectfully submitted,

Peter F. Murphy  
Chairman  
Springfield District





# Annual Report

## FAIRFAX COUNTY PLANNING COMMISSION

### BOARD OF SUPERVISORS

Sharon Bulova, Chairman, At-Large  
Penelope A. Gross, Vice Chairman, Mason District  
John C. Cook, Braddock District  
John W. Foust, Dranesville District  
Jeff C. McKay, Lee District  
Catherine M. Hudgins, Hunter Mill District  
Daniel G. Storck, Mount Vernon District  
Linda Q. Smyth, Providence District  
Pat Herrity, Springfield District  
Kathy L. Smith, Sully District

Edward L. Long, Jr., County Executive

### PLANNING COMMISSION

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Frank A. de la Fe, Vice Chairman, Hunter Mill District  
James R. Hart, Secretary, At-Large  
Timothy J. Sargeant, Parliamentarian, At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
James T. Migliaccio, Lee District  
Julie M. Strandlie, Mason District  
Earl Flanagan, Mount Vernon District  
Phillip Niedzielski-Eichner, Providence District  
Karen Keys-Gamarra, Sully District  
Janyce Hedetniemi, At-Large

Jill G. Cooper, Executive Director

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## MISSION

### Planning Commission

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

### Planning Commission Office

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

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

## VISION

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

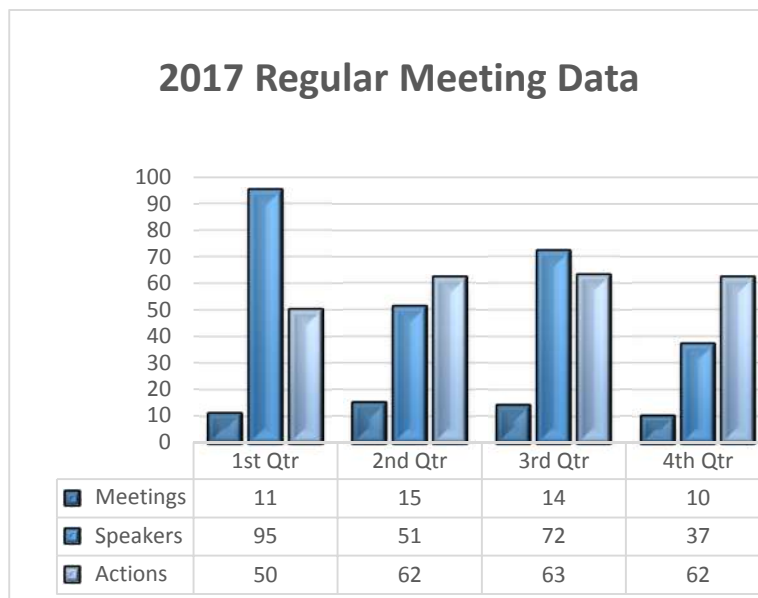
## FISCAL YEAR 2017 ANNUAL REPORT OF ACTIVITIES

The FY 2017 Report of Activities documents the activities of the Planning Commission from July 2016 through June 2017, including information about the number of meetings held; the number of speakers at public hearings; the number and type of land use actions taken by the Commission for the year; and the amount of “traffic” on the Planning Commission website in FY 2017. Also included is information regarding Planning Commissioners and staff, committee activities, and all land use actions taken by the Planning Commission in Fiscal Year 2017.

The high level of concurrence in Fiscal Year 2017 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. 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

As illustrated below, the Planning Commission held 50 regular meetings and workshops during this past year. This is an increase from the previous year; in FY 2016 the Commission held 44 regular meetings.



The longest meeting (Wednesday, March 8th) of the fiscal year adjourned at 1:33 a.m. and the shortest meeting (Wednesday, January 25th) ended at 8:23 p.m. The March 23rd meeting was cancelled due to a snow event.



### Quarterly Comparison of Regular Meetings

The data noted below highlights the quarterly comparison of meeting activity and actions over the past two years. While typically there are fewer meetings held during the first and second quarters (July through December) due to the August recess and December holidays, that was not the case in FY 2017.

Quarters	FY 2016		FY 2017	
	1st & 2nd (July - Dec)	3rd & 4th (Jan - June)	1st & 2nd (July - Dec)	3rd & 4th (Jan - June)
<b>Meetings</b>	18	26	26	24
<b>Speakers</b>	59	108	146	109
<b>Actions</b>	104	98	112	125

### Land Use Actions: A Look at the Last Decade

Fiscal Year (Calendar Year)	Actions	Regular Meetings	Committee Meetings
<b>CY 2007</b>	260	43	37
<b>CY 2008</b>	380	46	50
<b>CY 2009</b>	287	50	33
<b>CY 2010</b>	401	43	29
<b>CY 2011</b>	293	37	38
<b>CY 2012</b>	265	33	40
<b>CY 2013</b>	204	42	31
<b>CY 2014</b>	221	55	42
<b>FY 2015</b>	240	59	43
<b>FY 2016</b>	207	44	26
<b>FY 2017</b>	<b>237</b>	<b>50</b>	<b>27</b>

\*\*CY 2008 and CY 2010 were in the Annual Plan Review process

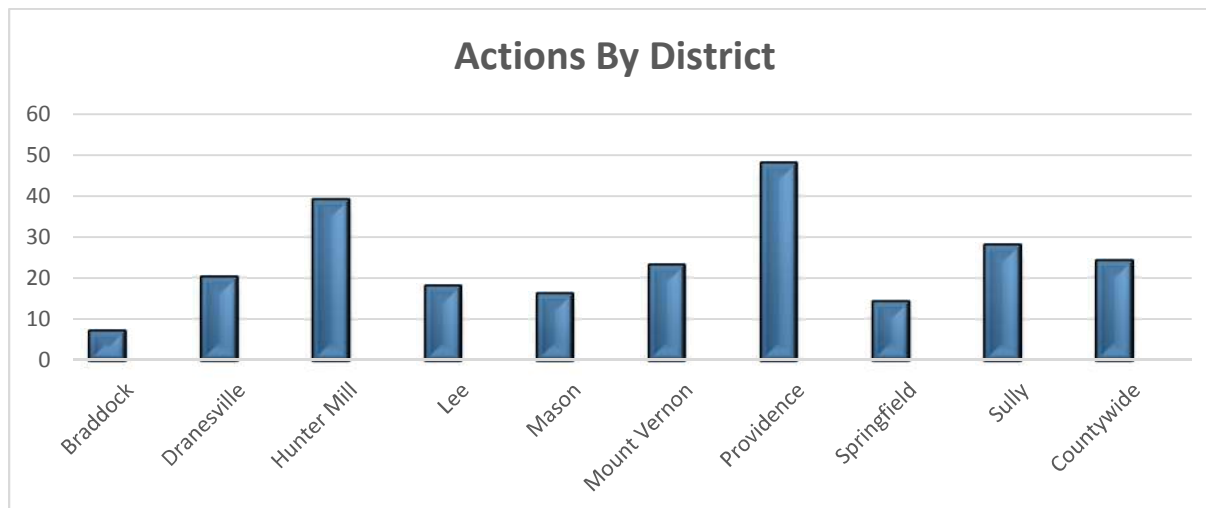
### Public Testimony

The Planning Commission heard verbal testimony from 255 speakers in Fiscal Year 2017. The applications generating the most citizen interest and testimony were:

- |  |             |
|--|-------------|
| 1. SE 2016-DR-001 (Sunrise Development, Inc.)<br>Dranesville District                        | 39 Speakers |
| 2. 2232-M16-22 (Public Private Partnership Branch, DPWES)<br>Mason District                  | 26 Speakers |
| 3. SE 2016-HM-017/2232-H16-236 (Milestone Tower Limited Partnership)<br>Hunter Mill District | 17 speakers |

### FY 2017 District Workload

As shown below, the two Districts with the most land use actions in FY 2017, were the Providence District and the Hunter Mill District. The least active District in FY 2017 was the Braddock District.



### FY 2017 District Actions by Quarter

Detailed below are the number of FY 2017 land use actions taken each quarter by district. The number of applications decided on was relatively consistent throughout the year. The Hunter Mill District was the most active the first half of the fiscal year; while the Providence District was the most active the last half of the fiscal year.

<b>FY 2016 Land Use Actions (By Quarter)</b>					
<b>District</b>	<b>1st</b>	<b>2nd</b>	<b>3rd</b>	<b>4th</b>	<b>Total</b>
Braddock	1	3	2	1	7
Dranesville	3	9	5	3	20
Hunter Mill	15	6	12	6	39
Lee	3	6	3	6	18
Mason	3	4	1	8	16
Mount Vernon	8	5	8	2	23
Providence	6	9	13	20	48
Springfield	4	4	4	2	14
Sully	3	13	5	7	28
Countywide	4	3	10	7	24
<b>Totals</b>	<b>50</b>	<b>62</b>	<b>63</b>	<b>62</b>	<b>237</b>

## Application Type

The table below shows a quarterly breakdown of the land use categories and types of applications acted on by the Planning Commission in FY 2017.

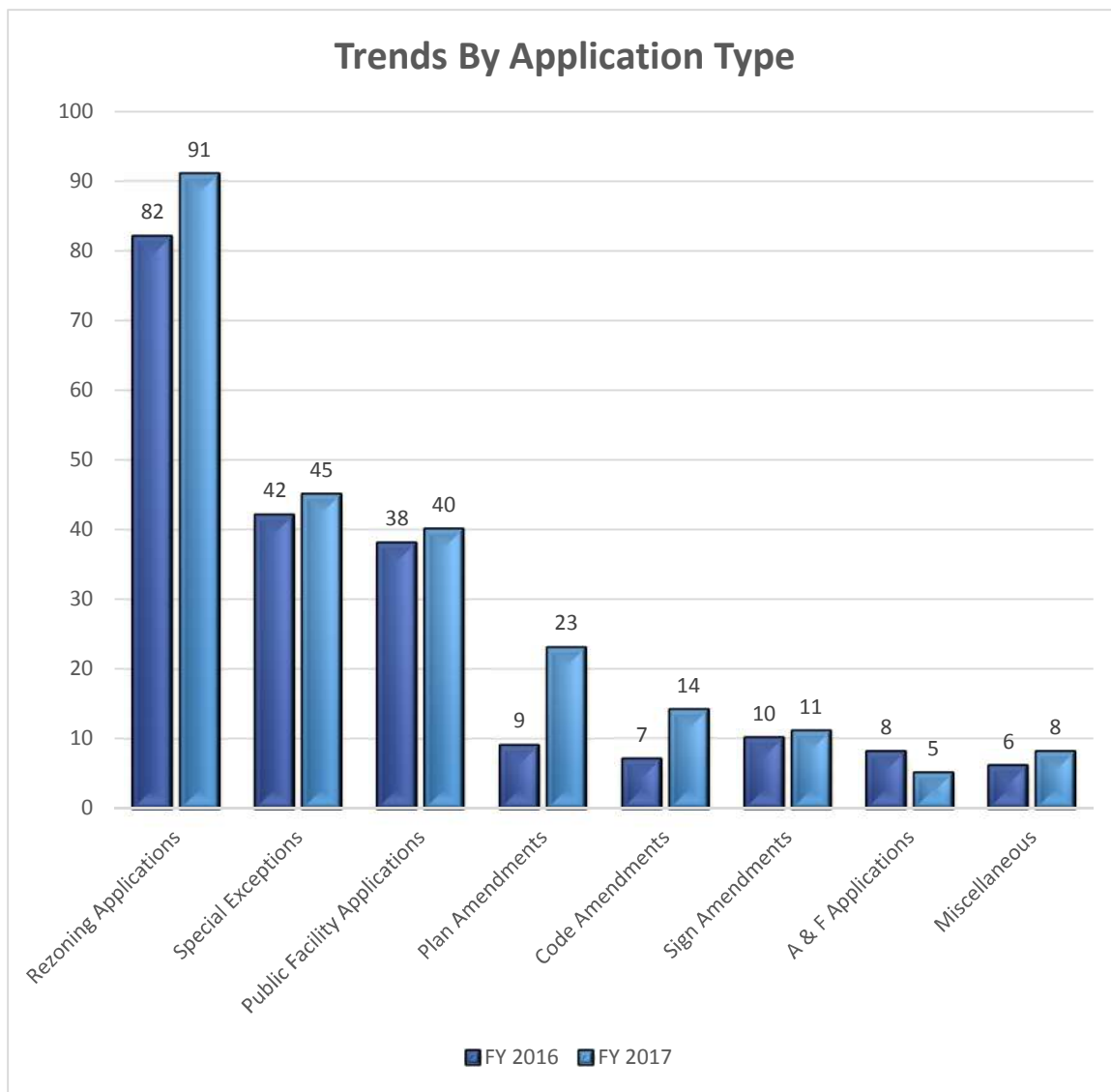
2017 Actions by Land Use Category & Application Type						
Application Category & Type	1st	2nd	3rd	4th	Subtotal	Total
<b><i>Special Exception Applications (SE/SEA)</i></b>						
SE (new applications for a Special Exception)	3	9	6	5	23	45
SEA (amendments to a previously-approved SE)	5	10	3	4	22	
<b><i>Rezoning Applications &amp; Associated Development Plans (RZ/FDP)</i></b>						
RZ & PRC (new rezoning applications)	7	9	4	5	25	91
PCA (amendments to previously-approved proffers)	9	4	6	7	26	
FDP (new final development plans)	2	4	5	2	13	
DPA/FDPA (amendments to a previously-approved DP/FDP)	3	6	9	9	27	
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)						
<b><i>Comprehensive Sign Plan Applications (Plan)</i></b>						
CSP (new applications)	2	1	2	4	9	11
CSPA (amendments to previously-approved CSP)	0	0	0	2	2	
<b><i>Public Facility Applications (2232/FS)</i></b>						
2232 (new applications for a public facility)	2	0	5	2	9	40
2232A (amendments to previously-approved 2232)	1	0	0	0	1	
FS (new requests for a feature shown determination)	5	3	9	12	29	
FSA (amendments to previously-approved FS items)	0	1	0	0	1	
<b><i>Amendments to the Comprehensive Plan (Plan)</i></b>						
Board Authorized Plan Amendments	5	11	4	3	23	23
<b><i>Agricultural &amp; Forestal District Applications (A&amp;F)</i></b>						
AF (new applications) AA or AR (amendments or renewal of existing AF districts)	3	1	0	1	5	5
<b><i>Zoning Ordinance and Code Amendments (Code)</i></b>						
	2	1	6	5	14	14
<b><i>Policy, Procedural &amp; Miscellaneous Recommendations (Misc)</i></b>						
Capital Improvement Program			1		1	8
Review of Site Plans, Architectural Renderings, or BZA cases	1	2	3	1	7	
<b>Totals</b>	<b>50</b>	<b>62</b>	<b>63</b>	<b>62</b>	<b>237</b>	<b>237</b>

The top three types of applications acted on by the Planning Commission in FY 2017 were:

1. Rezoning Applications & Associated Development Plans 91
2. Special Exception Applications 45
3. Public Facility Applications 40

#### Trends by Land Use Application Category

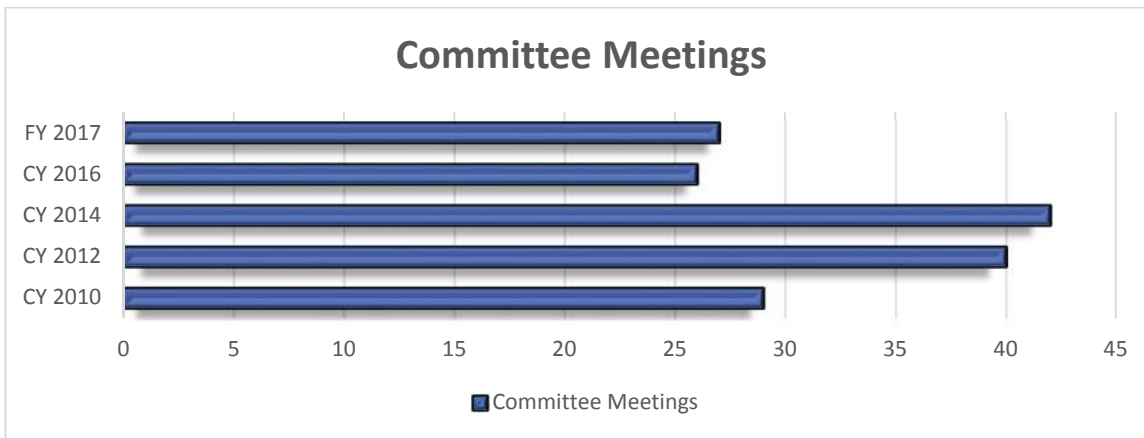
The graph below provides a comparison of the eight major land use categories for the past two Fiscal Years; FY 2016 and FY 2017. Rezoning applications were the most frequently acted on application type in FY 2017.



## 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.

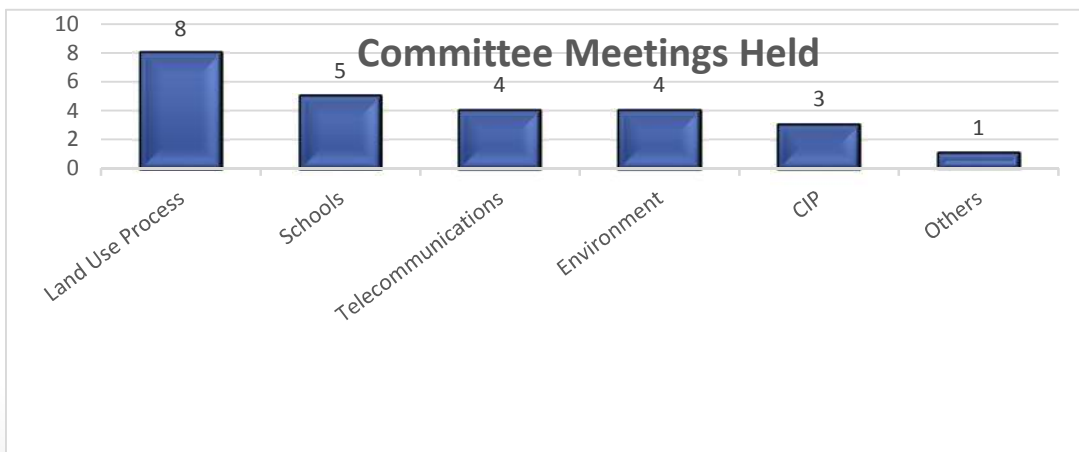
Eleven committees were appointed in FY 2017. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), nine other appointed committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons.



As shown above, there were 27 committee meetings held in FY 2017 (including the CIP Workshop).

Below are the FY 2017 standing and special committees of the Planning Commission and the number of times each committee met. The Housing, Personnel & Budget, and Parks Committees were appointed but held no meetings in FY 2017.

Capital Improvement Program	3	Policy & Procedures	1
Environment	4	Land Use Process Review	8
Tysons	1	Schools	5
Transportation	1	Telecommunications	4



The committees are listed below along with a synopsis of the issues reviewed and actions taken.

#### Policy and Procedure Committee

Ellen Hurley, Chairperson  
James Hart  
James Migliaccio  
Earl Flanagan  
Janyce Hedetniemi  
Timothy Sargeant  
Pete Murphy (Alt)

The Policy and Procedure Committee met twice in FY17. The first meeting was to discuss the Planning Commission's technology upgrade that would replace paper copies of staff reports and correspondence and organize all documentation for applications. The second meeting was to review the proposed 2017 Zoning Ordinance Amendment Work Program.

#### Capital Improvement Program (CIP) Committee

Timothy Sargeant, Chairperson  
Pete Murphy  
James Migliaccio  
Phillip Niedzielski-Eichner  
Frank de la Fe  
Julie Strandlie

In FY17 the CIP Committee met three times. The Committee was given a presentation by the Department of Management and Budget staff on the FY 2018 – FY 2022 Capital Improvement Program. On March 9, 2017, the Planning Commission held a workshop on the Capital Improvement Program FY 2018 - FY 2022. The full Planning Commission recommended adoption of the CIP FY2018-22 on March 29, 2017.

#### Environment Committee

James Hart, Chairperson  
Janyce Hedetniemi  
Timothy Sargeant  
Ellen Hurley  
John Ulfelder

The Environment Committee held four meetings in FY17. The Committee completed the review of the MITRE report, "Building Energy Technology Recommendations to Fairfax County," and voted unanimously to recommend to the Planning Commission to transmit the Environment Committee report to the Board of Supervisors (BOS). On February 1, 2017, the Planning Commission voted unanimously to approve the Environment Committee report as revised and to transmit it to the BOS. The Committee was also briefed on the update of the Board of Supervisors Environmental Vision document.

### Schools Committee

Timothy Sargeant, Chairperson  
Pete Murphy  
Earl Flanagan  
Phillip Niedzielski-Eichner  
Ellen Hurley  
Karen Keys-Gamarra  
Julie Strandlie  
James Hart (Alt)

In FY17 the Schools Committee met six times. The Committee discussed the proposed amendment to the Public Schools section of the Comprehensive Plan and endorsed adoption of the proposed language by the Planning Commission. The Planning Commission recommended adoption of Public Schools Policy Plan Amendment on September 29, 2017. The Committee also completed a work plan to address the issues identified under land use priorities in the Board of Supervisors' motion dated October 18, 2016. On February 8, 2017, the Planning Commission voted unanimously to recommend approval of the work plan, as amended.

### Land Use Process Review Committee

James Migliaccio, Chairperson  
Pete Murphy  
James Hart  
Earl Flanagan  
Janyce Hedetniemi  
Phillip Niedzielski-Eichner  
Karen Keys-Gamarra  
John Ulfelder (Alt)  
Ellen Hurley (Alt)

The Land Use Process Review Committee held 10 meetings in FY17. The Committee reviewed suggested modifications to the comprehensive plan amendment process - Fairfax Forward - and the updated Plan Amendment Work Program. The framework included discussions regarding the following amendments to the Zoning Ordinance: Planned Residential Community Districts, Office Repurposing, Minor Modifications, and Short-Term Rentals. The Committee held meetings to discuss the maximum coverage limitation for minimum required rear yard yards and the regulations related to townhouse garage spaces. Staff also briefed the Committee on the Building Repositioning and Repurposing initiative and the Zoning Ordinance Modernization Project (zMod). Presentations were also provided by staff on the Regulatory Improvement Efforts assessment regarding the land development process and the Planning Land Use System (PLUS), the land use technology modernization effort and the concurrent web content modernization project focused on integrated technology.



Telecommunications Committee

Pete Murphy, Chairperson  
 Earl Flanagan  
 John Ulfelder  
 James Hart  
 Ellen Hurley  
 James Migliaccio

The Telecommunications Committee met four times in FY17. The Committee discussed changes to the review procedures for existing telecommunication facilities as a result of the Section 6409 of the Spectrum Act and the revisions to Section 15.2-2232 and concurrent 2232/Special Exception review requirements for new facilities on public land, and commercial and industrial property. The Committee reviewed the Mobile and Land-Based Telecommunication Services portion of the Policy Plan Amendment language to include the above changes and voted unanimously to recommend approval of the amended document to the Planning Commission. The Committee was also briefed on the current telecommunication processes within the Fairfax County Park Authority and Fairfax county Public Schools facilities.

Transportation Committee

Janyce Hedetniemi, Chairperson  
 Frank de la Fe  
 John Ulfelder  
 Julie Strandlie  
 Earl Flanagan  
 James Hart (Alt)

The Transportation Committee met once in FY17 in order to be briefed on the Reston Transportation Funding Plan by the Fairfax County Department of Transportation.

Tysons Committee

James Hart, Acting Chair  
 Frank de la Fe  
 Janyce Hedetniemi  
 Phillip Niedzielski-Eichner  
 John Ulfelder  
 James Migliaccio (Alt)

The Tysons Committee met once in FY17 to discuss public comments related to the Public Compilation of the Draft and Staff Response Matrix for Phase 3 of the Tysons Plan.

### Personnel and Budget Committee

Peter Murphy  
James Migliaccio  
Frank de la Fe  
Phillip Niedzielski-Eichner  
Karen Keys-Gamarra

### Housing Committee

Earl Flanagan  
Timothy Sargeant  
Ellen Hurley  
Julie Strandlie  
Frank de la Fe  
Peter Murphy (Alt)

### Parks Committee

James Migliaccio  
Earl Flanagan  
Karen Keys Gamarra  
John Ulfelder  
Julie Strandlie  
Ellen Hurley  
James Hart (Alt)

### Other FY 2017 Planning Commission Appointments

Airports Advisory Committee: Karen Keys-Gamarra, Sully District  
Economic Advisory Committee: Janyce Hedetniemi, At-Large and Philip Niedzielski-Eichner, Providence District

## OVERVIEW OF WEBSITE ACTIVITY

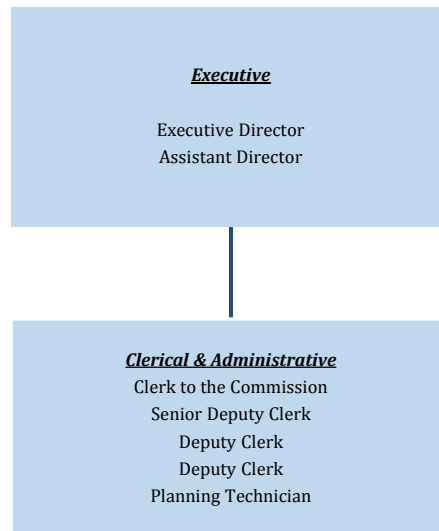
The top pages viewed or visited in Fiscal Year 2017 are listed below with the number of visits for each page.

### Total Number of Visits

1.	Total Views for all Planning Commission web pages	70,299
2.	Planning Commission Main Page	26,164
3.	Planning Commission Meeting Page	17,969

## THE PLANNING COMMISSION OFFICE

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



### EXECUTIVE BRANCH

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

#### Meeting and Application Scheduling

The Executive Director schedules the meetings and agenda of the Planning Commission and its committees. During FY 2017, the Commission held 50 regular meetings and workshops. The Planning Commission also held a seminar to discuss the Fairfax First initiative as it relates to the County's Economic Success Strategic Plan. Additionally, the Commission held 27 Committee meetings and took action on 237 land use items. The Executive Staff transmitted to the Board of Supervisors (for public hearing or as Information Items) all actions and recommendations made by the Planning Commission.

## Planning Commission Roundtable

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 broadcast on Fairfax County Channel 16 every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (when the Commission is not meeting or if meetings have adjourned prior to that time). The show is also streamed through the County's website and can be accessed via Channel 16's Video on Demand feature at:

[www.fairfaxcounty.gov/cable/channel16/vod.htm](http://www.fairfaxcounty.gov/cable/channel16/vod.htm). The FY 2017 Roundtable broadcast schedule is listed below.

### FY 2017 PC Roundtable Program Schedule

#### **September**

#### **Lorton Area**

*Leanna O'Donnell, Planner, Planning Division, Department of Planning and Zoning*

*Heather Diez, Project Coordinator, Department of Public Works and Environmental Services*

#### **October/November**

#### **Dranesville District**

*John Ulfelder, Planning Commissioner, Dranesville District*

#### **December**

#### **Parks**

*Kirk Kincannon, Director, Fairfax County Park Authority*

*Andrea (Andi) Dorlester, Senior Park Planner, Fairfax County Park Authority*

*Cindy McNeal, Project Coordinator, Real Estate Services, Fairfax County Park Authority*

#### **January/February/May** **Historic Preservation**

*Linda Blank, Planner, Department of Planning and Zoning*

*Stephanie Goodrich, Planner, Department of Planning and Zoning*

*Michael Frey, former Sully District Supervisor*

#### **March/April**

#### **Code Violations**

*Jack Weyant, Director, Department of Code Compliance*

*Peggy Delean, Code Compliance Investigator, Department of Code Compliance*

#### **June**

#### **One Fairfax**

*Patricia Harrison, Deputy County Executive*

*Karla Bruce, Deputy Director, Department of Neighborhood and Community Services*

*Karen Shaban, Policy and Procedure Coordinator, Department of Neighborhood and Community Services*

More information on the Planning Commission Roundtable is available on the Commission's website at:

<http://www.fairfaxcounty.gov/planning/roundtable.pdf> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951).

### Planning Communicator

Four issues of the Planning Communicator newsletter were published in Fiscal Year 2017 and included a snapshot of land use activity in each district and countywide. All issues of the Planning Communicator (since its inception in 2005) are available online at: <http://www.fairfaxcounty.gov/planning/newsletters.htm>.

### CLERICAL AND ADMINISTRATIVE BRANCH

The five members of the clerical and administrative team are the Clerk to the Commission, Senior Deputy Clerk, two Deputy Clerks, and Planning Technician. They are responsible for clerking each meeting, preparing minutes of all regular and committee meetings, and completing verbatim transcripts of each action taken. They also verify the accuracy of written public notices and update all online information. This branch also prepares the electronic packages for the Planning Commissioners, including all staff

	FY 2016	FY 2017
Verbatim Transcripts Prepared	202	237
Commission Minutes	44	58
Committee Minutes	9	26
Speakers	167	255

reports and correspondence. In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 255 speakers who testified during the FY 2017 public hearings.

Planning Commission minutes from 1992 through 2017 are available online to the public and may be found at

<http://www.fairfaxcounty.gov/planning/minutes.htm>. Minutes from 1941 through the present are also available in PDF format and can be emailed

upon request.

### Written Notice of Pending Land Use Applications

The Planning Commission staff is 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 2017, the Branch verified the accuracy of 246 public notices and distributed 581 First-Class letters, notifying adjacent property owners of pending applications. This is a significant increase over previous years.

### Web Posting

The branch is responsible for posting daily online updates to the Planning Commission website including its meeting schedule and agenda. Verbatim transcripts are typically posted the day following the public meeting and meeting minutes are posted following their approval by the Planning Commission.

## STAFF BIOGRAPHIES

### *Jill G. Cooper-Executive Director*

Jill Cooper was appointed as the Executive Director of the Planning Commission effective July 1, 2013. Prior to her appointment, Jill served as a Senior Assistant to the Zoning Administrator in the Zoning Administration Division of the Department of Planning and Zoning. During that time she also managed the department's legislative review team to coordinate departmental review of pertinent proposed and adopted legislation. Prior to her work with Fairfax County, Jill was a land use planner for over ten years in the private sector and a senior associate in community outreach at the Urban Land Institute, where she worked with local communities to develop and implement smart growth policies and practices.

Jill earned her Master of Urban Planning degree from the University of Virginia and her Bachelor of Science degree from James Madison University. She also recently completed a Graduate Certificate in Local Government Management through Virginia Tech. She is a member of the American Planning Association, the American Institute of Certified Planners, and the International City/County Management Association. Jill was designated a Virginia Certified Planning Commissioner in June 2014.

### *Kim Bassarab-Assistant Director*

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

### *John W. Cooper-Clerk to the Planning Commission*

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

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

#### *Inna Kangarloo-Senior Deputy Clerk*

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

#### *Jacob L. Caporaletti-Deputy Clerk*

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

#### *Samantha Oshaughnessy-Lawrence-Deputy Clerk*

Samantha started her career in 1996 working in the legal field as a Legal Secretary. Throughout her career, Samantha worked in the private sector for Legal firms, IT companies, Regulatory Compliance, Finance and Federal Government contractors. In September of 2016, Samantha was hired as a Limited-Term employee with the Department of Planning and Zoning, Zoning Evaluation Division. In March of 2017, Samantha joined the Planning Commission as Deputy Clerk.

#### *Toni M. Denson- Planning Technician*

Toni Denson has served the Planning Commission for 29 years. In 1988 Toni was hired as a Planning Aide, she was later promoted to Planning Technician I, and then in 2014 her position was upgraded to a Planning Technician II. Toni received a B.A. in Political Science from Atlanta University in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was an insurance counselor with GEICO.

## DISTRICT LAND USE ACTIONS

The following section details the land use actions of each magisterial district, listed in order by date of Planning Commission action. Additional information on the applications is available from the Planning Commission Office. Land use actions as detailed below do not include Feature Shown applications.

### FY 2017 BRADDOCK DISTRICT LAND USE ACTIONS

During FY 2017, the Planning Commission took action on seven Braddock District land use applications.

#### Items Recommended for Approval

SE 2016-BR-004--MARCELA MUNOZ DBA MARCELA'S DAY CARE – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility for up to 12 children. Located at 5400 Donnelly Court, Springfield, VA.

SE 2016-BR-013--REJNAJ OF TWINBROOKE, LLC – Application under Sections 4-604 and 9-610 of the Zoning Ordinance to permit a fast food restaurant and a waiver of the minimum lot size requirements. Located at 9581 Braddock Road, Fairfax.

RZ/FDP 2016-BR-013--MHI-HERITAGE, LLC AND BRISTOW SHOPPING CTR LTD – Applications to rezone from C-6 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.5, approval of the conceptual and final development plan, and a waiver of the minimum privacy yard requirements for single family attached units. Located on the west side of Heritage Drive, north of Rectory Lane.

PCA 2008-SP-012--CHURCH OF THE APOSTLES – Application to amend the proffers for RZ 2008-SP-012 previously approved for office to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located south side of Lee Highway, east of its intersection with McKenzie Avenue

RZ/FDP 2016-BR-019--CHRISTOPHER LAND, LLC – Applications to rezone from R-1 to PDH-4 to permit residential with an overall density of 3.3 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located in the southwest quadrant of the intersection of Coffey Woods Road and Burke Lake Road

### FY 2017 DRANESVILLE DISTRICT LAND USE ACTIONS

The Planning Commission took action on 20 Dranesville District land use applications in FY 2017.

#### Items Recommended for Approval

2232-D16-28--SCHOOL BOARD OF THE CITY OF FALLS CHURCH – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to consider for a proposed school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church

AR 99-D-002-02--LAWRENCE A. KROP – A&F District Renewal Application Authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 910 Utterback Store Road, Great Falls.



AR 83-D-006-04--CAJOLL CO. AND THE JOHN W. HANES III SETTLER TRUST – A&F District Renewal Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 9809 Arnon Chapel Road, Great Falls.

PA 2016-II-M2--MCLEAN CBC, SUBAREA 29, BEVERLY ROAD – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Amendment will consider mixed-use development to include multifamily residential, office, and ground floor retail uses at an intensity up to 3.0 FAR and subdivision of Subarea 29 if necessary.

RZ/FDP 2016-DR-001--NVR, INC. – Applications to rezone from PDC to PDH-30 to permit residential development with an overall density of 25.7 dwelling units per acre (du/ac) including bonus density, and approval of a conceptual and final development plan. Located on the east side of Centreville Road and north side of Woodland Park Road.

PCA 1999-HM-037--NVR, INC. – Application to amend the proffers for RZ 1999-HM-037 previously approved for office use to permit deletion of land area. Located on the east side of Centreville Road and north side of Woodland Park Road

SEA 97-H-070-03--NVR, INC. – Application under Sections 2-904 and 9-620 of the Zoning Ordinance to amend SE 97-H-070, previously approved for uses in a flood plain and waiver in certain sign regulations, to permit deletion of 11.95 ac. of land area. Located on the east side of Centreville Road and north side of Woodland Park Road

RZ 2016-DR-021--FAIRFAX COUNTY BOARD OF SUPERVISORS – Application To rezone from R-1 to R-1, HD to permit the expansion of Langley Historic Overlay District with a total density of 1 dwelling units per acre (du/ac). Located on the east side of Turkey Run Road, approximately 250 ft. north of its intersection with Georgetown Pike.

PA 2016-II-M1--LANGLEY FORK HISTORIC OVERLAY EXPANSION –To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Amendment proposes to amend the Comprehensive Plan Map to designate these two parcels as being included within the boundaries of the Langley Fork Historic Overlay District.

SE 2016-DR-009--SENECA CORNER ASSOCIATES, LLC – Application under Sections 4-804, 9-501 and 9-502 of the Zoning Ordinance to permit a retail sales establishment with drive-through pharmacy. Located at 1020 Seneca Road, Great Falls.

RZ 2015-DR-009--GULICK GROUP, INC. – Application to rezone from R-A to R-1 to permit residential cluster development with a total density of 0.91 dwelling units per acre (du/ac). Located south of the terminus of Challedon Road.

SE 2016-DR-011--H&M OF VIRGINIA, LLC – Application under Section 9-610 of the Zoning Ordinance to permit a reduction in the lot width requirement from 100 ft. to 40 ft. Located at 7072 Idylwood Road, Falls Church.

2232-D16-37--VERZON WIRELESS – Application under Sections 15.2-2204 and 15.2- 2232 of the Code of Virginia to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 1451 Chain Bridge Road, McLean.

SE 2016-DR-018--ANUPAMA PRASAI, A/K/A ANUPAMA PRASAI KOIRALA – Application under Sections 6-105 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2526 Banshire Drive, Herndon.

SE 2017-DR-002--BDC DULLES CORPORATE, LLC – Application under Section 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations to permit an increase in sign area. Located at 13755 Sunrise Valley Drive, Herndon.

CSP 2012-DR-016--WF DULLES STATION, LLC – Application under Sections 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2012-DR-016. Located 930 ft. south of the intersection of Sunrise Valley Drive and Sayward Boulevard, northwest of Carta Way and Sayward Boulevard.

AR 83-D-005-04--9600 ARNON CHAPEL, LLC – Local A&F District Renewal Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 9600 Arnon Chapel Road, Great Falls.

#### Items Recommended for Denial

SE 2016-DR-001--SUNRISE DEVELOPMENT, INC. – Application under Section 3-304 of the Zoning Ordinance to permit a medical care facility. Located at 1988 Kirby Road, McLean.

#### FY 2017 HUNTER MILL DISTRICT LAND USE ACTIONS

The Planning Commission took action on 39 Hunter Mill District land use applications in FY 2017.

#### Items Recommended for Approval

SE 2016-HM-012--TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC – Application Under Section 6-304 of the Zoning Ordinance to permit a fast food restaurant and quick-service food store uses. Located at 12000 and 12054 North Shore Drive, Reston.

PRC C-020--TALL OAKS DEVELOPMENT COMPANY, LLC AND TALL OAKS COMMERCIAL CENTER, LLC – Application To approve a PRC plan associated with RZ –C-020 to permit mixed-use development at a density of 19.43 dwelling units per acre (du/ac) and Floor Area Ratio (FAR) of 0.06. Located east of Wiehle Avenue, north and west of North Shore Drive.

PCA B-846-03--RP 11720, LLC – Application to amend the proffers for RZ –B-846, previously approved for office use, to permit residential development at a density of 15.65 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the northwest quadrant of the intersection of Sunrise Valley Drive, and Roland Clarke Place.

DPA HM-117-02--RP 11720, LLC – Application to permit the second amendment of the Development Plan for RZ – B-846 to permit medium density residential. Located on the northwest quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place.

PRC B-846-04--RP 11720, LLC – Application to approve a PRC plan associated with RZ –B-846 to permit residential development at a density of 15.65 dwelling units per acre (du/ac). Located on the northwest quadrant of the intersection of Sunrise Valley Drive, and Roland Clarke Place.

PCA 86-C-054-02/CDPA 86-C-054/FDPA 86-C-054-02-01--GENERAL DYNAMICS CORPORATION – Applications to amend the proffers, conceptual, and final development plan for RZ 86-C-054, previously approved for office use, to permit office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the south side of Sunset Hills Road, north of Dulles Airport Access Road and west of Hunter Mill Road.

CSP 2009-HM-019--COMSTOCK RESTON STATION HOLDINGS, LC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2009-HM-019. Located at 1860 Wiehle Avenue, 1886 and 1893 Metro Center Drive, Reston.

RZ/FDP 2015-HM-013--WIEHLE STATION VENTURES, LLC – Applications to rezone from I-3 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of the conceptual and final development plan. Located north of Sunrise Valley Drive, east of Association Drive, and west of Commerce Park Drive.

SEA 94-H-049-02--WIEHLE STATION VENTURES, LLC – Application under Section 9- 618 of the Zoning Ordinance to amend SE 94-H-049, previously approved for an increase in FAR to permit deletion of land area. Located at 11490 Commerce Park Drive, and 1913 Association Drive, Reston.

RZ 2015-HM-005--PULTE HOME CORPORATION – Application to rezone from I-4 to R-30 to permit residential development with a total density of 27.8 dwelling units per acre (du/ac) with a waiver of the minimum district size and open space requirements. Located south of Sunset Hills Road, north of Dulles Toll Road, and east of Michael Faraday Drive.

RZ/FDP 2015-HM-011--CESC COMMERCE EXECUTIVE PARK, LLC – Applications to zone from I-3 to PDC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 2.5 and approval of a conceptual and final development plan. Located in the southwest quadrant of Dulles Toll Road and Wiehle Avenue.

SEA 94-H-049--CESC COMMERCE EXECUTIVE PARK, LLC – Application Under Section 9-618 of the Zoning Ordinance to amend SE 94-H-049 previously approved for an increase in FAR to permit deletion of land area. Located at 1850 Centennial Park Drive, 11400 and 11440 Commerce Park Drive, Reston.

SEA 94-H-009--MACS RETAIL, LLC – Application under Section 4-804 of the Zoning Ordinance to amend SE 94-H-009 previously approved for a service station with quick-service food store to permit modification of development conditions. Located at 11515 and 11519 Leesburg Pike, Herndon.

PCA 2003-HM-046-03/FDPA 2003-HM-046/CDPA 2003-HM-046--WOODLAND PARK PARCEL I, LP AND NVR. INC – Applications to amend the proffers, conceptual, and final development plan for RZ 2003-HM-046 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the east side of Corporate Oak Drive, approximately 700 ft. north of its intersection with Sunrise Valley Drive.

PCA 2000-HM-044-02/FDPA 2000-HM-044-02/CDPA 2000-HM-044--WOODLAND PARK PARCEL I, LP AND NVR. INC –Applications to amend the proffers, conceptual, and final development plan for RZ 2000-HM-044 previously approved for office to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.92. Located on the south side of Dulles Toll Road and west side of Monroe St.

RZ 2011-HM-012--CARS-DB1, LLC – Application to rezone from C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 7.25 and approval of a conceptual development plan. Located N.W. quadrant of the intersection of Spring Hill Road and Leesburg Pike.

FDP 2011-HM-012--CARS-DB1, LLC – Application to approve the final development plan for RZ 2011-HM-012 to permit an athletic field. Located west side of Spring Hill Road approximately 1,000 ft. S. of its intersection with Leesburg Pike.

SE 2016-HM-020--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY; AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – Application under Sections 2-517, 5-404, 5-408, 9-612 and 9-400 of the Zoning Ordinance to permit electrically powered regional rail transit facilities and wavier of open space requirements. Located at 2000 and 2001 Edmund Halley Drive, Reston.

2232-H16-40--METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY; AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a transit transfer facility. Located at 2000 and 2001 Edmund Halley Drive Reston.

RZ 2016-HM-010--SCIMORES ACADEMY LLC – Application to rezone from R-1 and C-5 to R-2 to permit a private school of special education with an overall Floor Area Ratio (FAR) of .17. Located in the northeast corner of the intersection of Centreville Road and West Ox Road,

SE 2016-HM-007--SCIMORES ACADEMY LLC – Application under Section 3-204 of the Zoning Ordinance to permit a private school of special education. Located at 2625, 2629 and 2633 Centreville Road and 2703 and 2705 West Ox Road, Herndon.

CSP 2010-HM-008--WIEHLE AVENUE APARTMENTS, LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-HM-008. Located in the southeast quadrant of the intersection of Metro Center Drive and Sunset Hills Road.

FDPA 87-C-060-19--ANTHONY J. DEGREGORIO TR & CLAUDIA M. DEGREGORIO TR – Application to amend the final development plans for FDP 87-D-060 to permit an addition 12.7 ft. from rear lot line and 3.9 ft. from side lot line and associated changes to development conditions. Located on the south side of Stable Brook Way.

#### Items Recommended for Denial

RZ/FDP 2015-HM-012--SEKAS HOMES, LTD – Applications to rezone from I-5, PRC, and R-E to PDH-12 to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approval of the final

development plan. Located in the northeast quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place.

DPA-HM-117--SEKAS HOMES, LTD – Application to permit an amendment of the Development Plan for RZ B-846 to permit deletion of land area. Located on the east side of Roland Clarke Place, 400 ft. north of its intersection with Sunrise Valley Drive.

### FY 2017 LEE DISTRICT LAND USE ACTIONS

The Planning Commission took action on 18 Lee District land use applications in FY 2017.

#### Items Recommended for Approval

SE 2016-LE-005--RUTH VILLANUEVA d/b/a THE LITTLE HOME DAYCARE – Application under Sections 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6007 Southward Way, Alexandria.

SE 2016-LE-002--PMG MID ATLANTIC, LLC – Application under Sections 4-504, 7-607, and 9-505 of the Zoning Ordinance to permit a service station, quick-service food store, and a car wash in a Highway Corridor Overlay District. Located at 6201 Franconia Road, Alexandria.

RZ 2016-LE-006--PMG MID ATLANTIC, LLC – Application to rezone from C-5, R-1, and R-2 to C-5, HC to permit a service station, quick-service food store, and car wash with an overall Floor Area Ratio (FAR) of 0.08. Located in the southwest quadrant at the intersection of Franconia Road and Grovedale Drive.

SEA 82-L-062-02--6620 BACKLICK ROAD, LLC – Application under Sections 4-504, 7-607, 9-505, 9-610 and 9-622 of the Zoning Ordinance to amend SE 82-L-062, previously approved for a service station and waiver of the minimum lot size requirements in a Highway Corridor Overlay District, to permit site modifications in a Commercial Revitalization District with associated modifications to the development conditions. Located at 6620 Backlick Road, Springfield.

FDPA 2003-LE-025-06--DANIEL BYRON VANPELT – Application to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 93 and associated changes to development conditions. Located Northampton subdivision approximately 1,200 ft. south of the intersection of South Van Dorn Street and Franconia Road.

FDPA 2003-LE-025-07--GREGORY STREET – Application to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 101 and associated changes to development conditions. Located Northampton subdivision approximately 1,500 ft. south of the intersection of South Van Dorn Street and Franconia Road.

PCA 88-L-078--FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY – Application to amend the proffers for RZ 88-L-078 previously approved for 195 dwelling units to permit 200 dwelling units at a density of 23.98 dwelling units per acre (du/ac) with associated modifications to proffers. Located west of Richmond Highway, south of Fordson Road and north of Ladson Lane.

FDPA 2003-LE-025-08--MICHELLE SYLVERTOOTH-JACKSON, SHANNON C. JACKSON – Application to amend the final development plan for FDP 2003-LE-025 to permit modification of yard requirements for lot 87 and associated changes to development conditions. Located at 5922 Embry Spring Lane, Alexandria.

PCA 96-L-005-04--GREENSPRING VILLAGE INCORPORATED – Application To amend the proffers for RZ 96-L-005 previously approved for elderly housing with accessory nursing facilities to permit telecommunications facilities monopole and associated modifications to proffers and site design. Located north of Franconia-Springfield Pkwy., approximately 1,500 ft. west of its intersection with Spring Village Drive

SEA 96-L-034-04--CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED – Application under Sections 2-514, 3-304, 9-101 and 9-306 of the Zoning Ordinance to amend SE 96-L-034 previously approved for housing for elderly to permit a telecommunications facility monopole and associated modifications to site design and development conditions. Located at 7410 Spring Village Drive, Springfield.

2232-L15-19--CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS/GREENSPRING VILLAGE INCORPORATED – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility monopole. Located at 7410 Spring Village Drive, Springfield.

#### FY 2017 MASON DISTRICT LAND USE ACTIONS

The Planning Commission took action on 16 Mason District land use applications in FY 2017.

#### Items Recommended for Approval

2232-M16-22--PUBLIC PRIVATE PARTNERSHIP BRANCH, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Temporary Facility for the Bailey's Crossroads Community Shelter located at 4710 North Chambliss Street, Alexandria.

PA 2015-I-J1--GRAHAM PARK PLAZA – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The amendment considers a mixture of residential and nonresidential uses at an intensity up to 0.50 FAR. PA 2015-I-J1 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MA-022.

RZ/FDP 2014-MA-014--NOVUS PROPERTY HOLDINGS, LLC – Applications to rezone from C-3, C-4, HC, SC, and CRD to PDC, CRD, HC, and SC to permit office, multi-family residential, and mixed-use with an overall Floor Area Ratio (FAR) of 1.08 and approval of the conceptual and final development plan. Located in the northwest quadrant of the intersection of Columbia Pike and Carlin Springs Road

PA 2016-I-B1--BAILEYS CROSSROADS COMMUNITY SHELTER – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns a 20,000 square foot parcel located at 5914 Seminary Road, Falls Church, VA and a 15-foot strip of land adjacent to the northern boundary of the subject parcel dedicated as a public right-of-way for Seminary Road that is expected to be vacated and abandoned. The Plan Amendment considers public facilities uses up to 0.70 floor area ratio (FAR) as a community shelter.



FDPA 2014-MA-014--NOVUS PROPERTY HOLDINGS, LLC – Application to amend the final development plans for RZ 2014-MA-014 to permit office, residential and mixed use and associated changes to development conditions. Located in the northwest quadrant of the intersection of Columbia Pike and Carlin Springs Road

RZ/FDP 2016-MA-026--STANLEY MARTIN COMPANIES, LLC – Applications to rezone from R-3 to PDH-16 and HC to permit residential development and waiver of minimum district size with an overall density of 13.9 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the east side of Powell Lane, approximately 100 ft. south of its intersection with Columbia Pike.

PCA/FDPA 2000-MA-055--STANLEY MARTIN COMPANIES, LLC – Applications to amend the proffers, conceptual and final development plans for RZ 2000-MA- 055 previously approved for residential single family attached dwellings to modify site and development conditions and associated modifications to proffers and site design at a density of 11.67 dwelling units per acre (du/ac). Located in the southeast quadrant of the intersection of Columbia Pike and Powell Lane.

PA 2017-I-B1--COMPREHENSIVE PLAN AMENDMENT (6060ARLINGTON BOULEVARD) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Amendment will consider residential use up to 12 dwelling units per acre.

PCA 86-L-056-04--SPA FOREST, INC. – Application to amend the proffers for RZ 86-L-056 previously approved for an office to permit a Health Club and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.29. Located at the terminus of General Green Way, Alexandria, 22312.

SE 2017-MA-005--FAIRFAX COUNTY BOARD OF SUPERVISORS – Application under Section 9-618 and 9-622 of the Zoning Ordinance to permit a Fairfax County Community Shelter and Supportive Housing and waivers/modifications in the CRD. Located at 5914 Seminary Road, Falls Church, 22041.

SEA 79-M-121-02--ANNANDALE CHRISTIAN COMMUNITY FOR ACTION, INC. (ACCA, INC.), -- Application under Sections 3-404, 4-604, 9-301 and 9-622 of the Zoning Ordinance to amend SE 79-M-121 previously approved for an alternate use of public facilities to modify development conditions and associated modifications to site design and to permit waivers and modifications in the CRD. Located at 7200 Columbia Pike, Annandale, 22003.

### FY 2017 MOUNT VERNON DISTRICT LAND USE ACTIONS

The Planning Commission took action on 23 Mount Vernon District land use applications in FY 2017.

### Items Recommended for Approval

RZ 2015-MV-015--L&F BOCK FARM, LLC – Application to rezone from PDH-5 to R-8 to permit independent living facilities and modification of the minimum district size requirements with a total density of 29.22 dwelling units per acre (du/ac). Located approximately 0.1 mile southwest of the intersection of Hinson Farm Road and Parkers Lane.

PCA B-715--L&F BOCK FARM, LLC – Application to amend the proffers for RZ B- 715, previously approved for residential use, to permit deletion of land area. Located approximately 0.1 mile southwest of the intersection of Hinson Farm Road and Parkers Lane.

SE 2015-MV-030--L&F BOCK FARM, LLC – Application under Section 3-604 of the Zoning Ordinance to permit independent living facilities. Located approximately 0.1 mile S.W. of the intersection of Hinson Farm Road and Parkers Lane.

SEA 97-L-065--DOGWOOD PETROLEUM REALTY, LLC – Application under Sections 4- 604 and 2-414 of the Zoning Ordinance to amend SE 97-L-065, previously approved for a service station/mini-mart, to convert to a service station/quick service food store and permit associated modifications to site design and development conditions; and, to permit modification to the 75 ft. setback from an interstate right-of-way. Located at 8071 Alban Road, Springfield.

RZ 2016-MV-008--JR LAND, LLC – Application to rezone from R-1 to the I-6 zoning district with an overall Floor Area Ratio (FAR) of 0.5. Located on the north side of Mims Street, approximately 800 ft. northwest of its intersection with Richmond Highway.

RZ 2011-MV-033--LORTON VALLEY III, LLC – Application to rezone from R-1 to R-5 to permit residential development with a total density of 1.36 dwelling units per acre (du/ac). Located on the W. side of I-95, directly north and south of Dixon Street.

PA 2014-IV-MV3--HUNTINGTON TRANSIT STATION AREA SUB-UNITS C, D, AND G – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 6.32 acres generally located at 2426 Huntington Avenue, Alexandria, VA, 22303. The area is planned for up to 200,000 SF of officeuse and public facilities. The Amendment will consider residential use in line with the community and county’s vision for development near transit stations.

PA 2015-IV-MV3--PENN DAW CBC, LAND UNIT G – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 5.2 acres located at 2622, 2700, and 2716 Fairview Drive, and 6319, 6321, 6325, 6329 Richmond Highway and generally located on the east side of Richmond Highway and on the north side of Fairview Drive. This amendment will consider multifamily residential use with up to 375 dwelling units and up to 7,500 square feet of supporting retail uses.

PA 2016-IV-MV1--NORTH HILL SITE – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The amendment considers a mix of approximately 278 multifamily units and 195 townhouses inclusive of affordable housing, public parks, as well as limited community serving uses.

SE 2016-MV-010--MARC ANTHONY MUSSOLINE – Application under Section 2-904 of the Zoning Ordinance to permit provisions for uses in a flood plain. Located at 1212 Olde Towne Road, Alexandria.

FDPA 2012-MV-008--FPRP DEVELOPMENT INC. – Application to amend the final development plan for RZ 2012-MV-008 to permit site modifications and associated changes to the development conditions. Located on the west side of Silverbrook Road, south of its intersection with White Spruce Way.

2232-V16-38--VERZON WIRELESS – Application under Sections 15.2-2204 and 15.2- 2232 of the Code of Virginia to consider the proposal by Verizon Wireless to develop a telecommunications facility located at 6065 Richmond Highway, Alexandria.



RZ/FDP 2016-MV-014--CHPPENN I, LLC – Applications to rezone from C-8, R-2, R-MHP and HC to PDH-20 and HC to permit residential development with an overall density of 13.0 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the northeast quadrant of the intersection of Richmond Highway and Dart Drive

PCA 78-V-125--CHPPENN I, LLC - Application to amend the proffers for RZ 78-V-125 to permit deletion of land area totaling 11.49 acres. Located on the north and south Side of Dart Drive, east of its intersection with Richmond Highway.

CSP 2012-MV-008--FPRP DEVELOPMENT, INC. – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2012-MV-008. Located west side of Silverbrook Road south of its intersection with White Spruce Way.

SEA 84-V-034--HUNTWOOD, LLC – Application under Sections 2-904, 9-014 and 9-606 of the Zoning Ordinance to amend SE 84-V-034 previously approved for fill in the floodplain to modify development conditions. Located at 5845 Richmond Hwy., Alexandria, 22303.

SEA 84-V-035-02--HUNTWOOD, LLC – Application under Sections 9-014 and 9-622 of the Zoning Ordinance to amend SE 84-V-035 previously approved for an increase in building height to permit modifications to development conditions. Located at 5845 Richmond Hwy., Alexandria, 22303.

#### Items Recommended for Denial

SE 2014-MV-058--MORNING STAR DAY CARE – Application under Section 3-204 of the Zoning Ordinance to permit a child care center. Located at 8628 Woodlawn Court, Alexandria,

#### FY 2017 PROVIDENCE DISTRICT LAND USE ACTIONS

The Planning Commission took action on 48 Providence District land use applications in FY 2017.

#### Items Recommended for Approval

CSP 2011-PR-011-02--JLB MCLEAN LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the E. side of Dolley Madison Boulevard, north side of Anderson Road, and west side of Chain Bridge Road

SEA 94-P-040-03--PENTAGON FEDERAL CREDIT UNION – Application under Section 9-620 of the Zoning Ordinance to amend SE 94-P-040, previously approved for increase in building height, waiver of certain sign regulations, hotel, and additional uses and associated modifications to site design and development conditions to permit a waiver of certain sign regulations and associated modifications to development conditions. Located at 7940 Jones Branch Drive, Tysons

PCA 2006-PR-027--WM/OLAYAN HOLDINGS LLC – Application to amend the proffers for RZ 2006-PR-027 previously approved for residential development to permit modifications to the proffers. Located in the northwest quadrant of Fairfax Ridge Road and Waples Mill Road

SEA 00-P-050-02--WM/OLAYAN HOLDINGS LLC – Application under Section 9-609 of the Zoning Ordinance to amend SE 00-P-050 previously approved for commercial parking in a residential district to permit modifications to development conditions. Located at 3887 Fairfax Ridge Road, Fairfax.

PA 2013-I-MS1--MERRIFIELD SUBURBAN CENTER (INCLUDING DUNN LORING TRANSIT STATION AREAS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 1,551 acres generally located south of I-66, north of Woodburn Road, west of Holmes Run, and east of Long Branch Stream Valley and Prosperity Avenue. The Plan amendment proposes factual corrections and clarifying, organizational, and other editorial updates to the Merrifield Suburban Center section of the Comprehensive Plan.

PCA 2010-PR-022--TMG SOLUTIONS PLAZA LAND, LP – Application to amend the proffers for RZ 2010-PR-022, previously approved for mixed-use, to permit office, hotel, residential, retail development, and modification to proffers and site design with an overall Floor Area Ratio (FAR) of 5.33. Located between Leesburg Pike and Greensboro Drive, south of Westpark Drive

SE-2016-PR-014--CABOOSE BREWING COMPANY, LLC – Application under Sections 5-504 and 9-610 of the Zoning Ordinance to permit an eating establishment and a waiver of minimum lot width requirement. Located at 8301 Lee Highway, Fairfax.

PA 2016-II-T2--JERMANTOWN ROAD I-66 BRIDGE – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns the Jermantown Road Bridge over Interstate (I-66), located in the Providence Supervisor District.

PA 2016-II-F1--KENA TEMPLE – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 27 acres generally located at 9001 Arlington Boulevard, Fairfax, on the south side of Arlington Boulevard between Bear Branch and Barkley Drive. The Amendment will consider residential use with a density range of 0.5-1 dwelling unit per acre.

PCA 74-7-047-02/CDPA 74-7-047-02/ FDPA 74-7-047-02-01-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, to permit additional uses and associated modifications to proffers and site design with a Floor Area Ratio (FAR) of 0.33. Located east and north side of Gallows Road, south of Arlington Blvd and west of the Capital Beltway.

CSP 74-7-047-02--INOVA HEALTH CARE SERVICES – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 74-7-047. Located east and north side of Gallows Road, south of Arlington Blvd and west of the Capital Beltway.

PCA 2011-PR-011-02--CITYLINE PARTNERS, LLC – Application to amend the proffers and conditions for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 4.57. Located on the southeast quadrant of the intersection of Colshire Drive and Dolley Madison Boulevard.

FDP 2011-PR-011-04--CITYLINE PARTNERS, LLC – Application to approve the final development plan for RZ 2011-PR-011 to permit mixed use. Located on the southeast quadrant of the intersection of Coleshire Drive and Dolley Madison Boulevard.

CSP 2010-PR-022--M.C. DEAN, INC. – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-022. Located on the east Side of Leesburg Pike, 1,000 ft. south of its intersection with Westpark Drive

SEA 82-P-032-07--WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Application under Sections 3-104, 3-804 and 6- 105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for WMATA Facilities Vienna Metrorail Station to permit deletion of land area and associated modifications to site design and development conditions. Located 2921 Sayre Road, Vienna.

SEA 97-P-027--KBSII WILLOW OAKS, LLC – Application under Section 9-620 of the Zoning Ordinance to amend SE 97-P-027 previously approved for a waiver of certain sign regulations to permit additional signage and associated modifications to development conditions. Located at 8260, 8270 & 8280 Willow Oaks Corporate Drive, Fairfax.

RZ/FDP 2015-PR-017--FP TYSONS I, LLC – Applications to rezone from PTC, SC, and HC to PTC, SC and HC to permit office and retail development with an overall Floor Area Ratio (FAR) of 8.32 and approval of the conceptual and final development plan. Located on a portion of Service Drive right of- way along Leesburg Pike (RTE. 7) immediately south of Greensboro Metro Station.

PCA/CDPA 2011-PR-005/FDPA 2011-PR-005-02--TYSONS CENTRAL LOT A, LLC – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2011-PR 005, previously approved for mixed-use development, to permit office and retail development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.32. Located on the east side of Leesburg Pike immediately south of Greensboro Metro Station.

CSPA 80-P-039-05--ICF CONSULTING GROUP, INC. – Application under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 80-P-039 to permit sign modifications. Located in the northwest quadrant of the intersection of Lee Highway and Nutley Street.

CSP 2011-PR-005-02--LMV TYSONS HOLDINGS, LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-005. Located on the Northern quadrant of the intersection of Route 7 and Route 123.

RZ/FDP 2016-PR-012-- SEKAS HOMES, LTD. – Applications to rezone from R-1 to PDH-1 to permit residential with an overall density of 0.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the south side of Arlington Blvd. approximately 430 ft. west of its intersection with Barkley Drive.

CSPA 2010-PR-022--TMG SOLUTIONS PLAZA LAND, LP – Application Under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-022 to permit sign modifications. Located between Leesburg Pike and Greensboro Drive, south of Westpark Drive.

CSP 2014-PR-004--AMHERST PROPERTY, LLC – Application under Section 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2014-PR-004. Located northwest of the intersection of Westpark Drive and Jones Branch Drive, Tysons, 22102.

CSPA 2010-PR-022--TMG SOLUTIONS PLAZA LAND, LP – Application Under Section 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP 2010-PR-022 to permit sign modifications. Located between Leesburg Pike and Greensboro Drive, south of Westpark Drive.

PCA/FDPA/CDPA2010-PR-021-02--CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION– Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2010-PR-021, previously approved for mixed use. Located on the east side of Capitol Beltway, north side of Dolly Madison Blvd., and the southwest side of Scotts Crossing Road, Tysons, 22102.

### FY 2017 SPRINGFIELD DISTRICT LAND USE ACTIONS

The Planning Commission took action on 17 Springfield District land use applications in FY 2017.

#### Items Recommended for Approval

AR 83-S-008-04--CAROL C. MATTUSCH AND RICHARD S. MASON – A&F District Application Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 12301 Fairfax Station Road, Clifton.

PCA 84-P-114-04--ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC – Application to amend the proffers for RZ 84-P-114, previously approved for housing for the elderly, to permit medical care and assisted living facilities with associated modifications to proffers and site design with no change in the overall approved Floor Area Ratio (FAR) of 0.25. Located at 12469 Lee Jackson Memorial Highway, Fairfax.

SEA 84-P-129-04--ARDEN COURTS - FAIR OAKS OF FAIRFAX VA, LLC – Application under Section 3-504 of the Zoning Ordinance to amend SE 84-P-129, previously approved for housing for the elderly, medical care, and assisted living facilities, to permit site modifications and modification of development conditions. Located at 12469 Lee Jackson Memorial Highway, Fairfax.

AR 83-S-007-04--MARY E., VICTORIA ANNA, GIFFORD RAY, AND MELISSA V. HAMPSHIRE – A&F District Renewal Application authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestall district. Located at 6295 Newman Road

PA 2015-III-FC1--FAIR LAKES, FAIRFAX CENTER, LAND UNITS G, H AND I – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 400 acres generally located west of West Ox Road to Stringfellow Road, north of Interstate- 66, and south of Monument Drive and Melville Lane.

FDPA 82-P-069-07-07--CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES AND SOUTH BAYLO UNIVERSITY – Application to amend the first final development plan for FDP 82-P-069 to permit a college or university and associated changes to development conditions. Located S. side of Fair Lakes Parkway.

SE 2016-SP-019--VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION VIRGINIA POWER – Application under Section 3-C04 of the Zoning Ordinance to permit an electric substation and construction of a security fence. Located at 8234 Roseland Drive, Fairfax.

RZ/FDP 2016-SP-009--WINCHESTER HOMES, INC – Applications to rezone from R-1 and WS to PDH-8 and WS to permit Residential with an overall density of 8.7 dwelling units per acre (du/ac) including bonus density associated with affordable dwelling units and approval of the conceptual and final development plans. Located in the southeast quadrant of the intersection of West Ox Road with Post Forest Drive

SEA 87-P-041--CHANTILLY AUTO CARE CENTER, LLC – Application Under Sections 4-604 and 7-607 of the Zoning Ordinance to amend SE 87-P-041 previously approved for a service station, car wash, quick service food store and wavier of minimum lot size in a highway corridor overlay district to modify site and development conditions. Located at 13001 Lee Jackson Memorial Highway, Chantilly.

### FY 2017 SULLY DISTRICT LAND USE ACTIONS

The Planning Commission took action on 28 Sully District land use applications in FY 2017.

#### Items Recommended for Approval

RZ 2016-SU-003--CARRHOMES, LLC – Application to rezone from R-1, WS and HC to R- 12, WS and HC, to permit residential development with a total density of 10.3 dwelling units per acre (du/ac). Located in the southwest quadrant of the intersection of Vernon Street and Elmwood Street.

PCA 84-S-027-08/FDPA 84-S-027-06--MACS RETAIL LLC – Applications to amend the proffers, conditions, conceptual and final development plan for RZ 84-S-027, previously approved for residential development and secondary commercial uses, to permit a service station quick-service food store and modification of open space requirements with an overall Floor Area Ratio (FAR) of 0.24. Located in the northeast quadrant of the intersection of Westfields Boulevard and Sequoia Farms Drive

SE 2015-SU-034--PDG DALY DRIVE, LLC – Application under Sections 5-504 and 9-501 of the Zoning Ordinance to permit eating establishments, fast food restaurants, and quick service food stores. Located at 4500 Daly Drive, Chantilly.

SE 2016-SU-006--NASEEM GUL BHATTI – Application under Sections 6-105, 6-106, 8-305, and 10-104 of the Zoning Ordinance to permit a home child care facility and an increase in fence height. Located at 4189 Week Place, Chantilly.

SEA 85-C-069-03--CHICK-FIL-A, INC. – Application under Sections 7-607 and 9-014 of the Zoning Ordinance to amend SE 85-C-069 previously approved for a fast food restaurant with drive-through in a highway corridor overlay district to permit modifications to site design and development conditions for the fast food restaurant. Located at 13962 Lee Jackson Memorial Highway, Chantilly.

SEA 93-Y-059-02--MACS RETAIL, LLC – Application under Section 4-804 of the Zoning Ordinance to amend SE 93-Y-059 previously approved for a service station, quick-service food store and car wash to permit modification of development conditions. Located at 13825 and 13829 Lee Highway, Centreville.

SEA 92-Y-030-02--CRS OIL, INC. T/A CENTREVILLE SHELL – Application under Section 4-804 of the Zoning Ordinance to amend SE 92-Y-030 previously approved for a service station, quick-service food store and car wash to permit modification of development conditions. Located at 5501 Union Mill Road, Centreville.

SEA 92-Y-016--MACS RETAIL, LLC – Application under Section 4-804 of the Zoning Ordinance to amend SE 92-Y-016, previously approved for a service station, quick service food store, and car wash, to permit modification of development conditions. Located at 2990 Centreville Road, Herndon.

PCA/FDPA 2009-SU-020-02--PENDER PROFESSIONAL CENTER, LLC – Applications to amend the proffers, conceptual, and final development plan for RZ 2009-SU-020, previously approved for office and secondary uses to permit additional secondary uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the north side of Lee Jackson Memorial Highway, and west side of Fair Ridge Drive.

PCA 95-Y-016-05--LIDL US OPERATIONS, LLC – Application to amend the proffers for RZ 95-Y-016, previously approved for a mixed-use commercial development, to permit retail and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22. Located on the southeast corner of the intersection of Lee Road with Chantilly Crossing Lane.

SEA 95-Y-024-05--LIDL US OPERATIONS, LLC – Application under Sections 4-802 and 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations, to permit deletion of land. Located on the southeast corner of the intersection of Lee Road with Chantilly Crossing Lane.

PCA 95-Y-016-06--COSTCO WHOLESALE CORPORATION – Application to amend the proffers for RZ 95-Y-016, previously approved for a retail, hotel, and recreational uses, to permit a service station and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26. Located on the southwest quadrant of Sully Road and Lee Jackson Memorial Highway.

SEA 95-Y-024-06--COSTCO WHOLESALE CORPORATION – Application under Section 4-804 of the Zoning Ordinance to amend SE 95-Y-024, previously approved for an increase in building height and a waiver of certain sign regulations to permit an increase in the size and height of two (2) freestanding signs, to permit a service station in a Highway Corridor Overlay District with associated modifications to site design and development conditions. Located at 14390 Chantilly Crossing Lane, Chantilly.

FDPA 78-C-118-20--LB FRANKLIN FARM, LLC – Application to amend the final development plan for RZ 78-C-118 to permit minor site modifications and associated changes to development conditions. Located in the N.W. quadrant of the intersection of Franklin Farm Road and Fairfax County Pkwy.

PA 2013-III-DS1--COMPREHENSIVE PLAN AMENDMENT (COMMONWEALTH CENTRE, DULLES SUBURBAN CENTER STUDY) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

PA 2013-III-DS1--COMPREHENSIVE PLAN AMENDMENT (POHANKA, DULLES SUBURBAN CENTER STUDY) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.



SE 2016-SU-022--COPT STONECROFT, LLC – Application under Sections 5-307 and 9- 607 of the Zoning Ordinance to permit an increase in building height from 75ft. up to a maximum of 120 ft. Located at 4850 Stonecroft Boulevard, Chantilly.

PCA/FDPA 2006-SU-025-03/CDPA2006-SU-025-02--REGENCY CENTERS ACQUISITION, LLC/TOLL VA VII, LP, CO-APPLICANTS – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 2006- SU-025, previously approved for mixed-use development. Located north of the eastern intersection of Westfields Blvd. and Newbrook Drive in the northeast quadrant of the Route 28/Westfield Blvd. interchange, Chantilly, 20151.

PCA 2012-SU-010--NVHI I, LLC AND CHANTILLY AL INVESTORS, LLC,--Application to amend the proffers for RZ 2012-SU-010 previously approved for residential and medical care to permit residential and medical care and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.67. Located on the west side of Centreville Road approximately 150 ft. north of its intersection with McLearen Road.

#### Items Recommended for Denial

SE 2016-SU-015--ARDAVAN BADIO & FOROUZANDEH FARNOUSH A/K/A FOROUZ FARNOUSH d/b/a BULLION & DIAMOND CO.,LLC – Application under Section 4-804 of the Zoning Ordinance to permit a pawn shop. Located at 4086 Airline Pkwy., Chantilly.

#### FY 2017 COUNTYWIDE LAND USE ACTIONS

The Planning Commission took action on 24 countywide land use applications in FY 2017.

#### Items Recommended for Approval

PA 2013-CW-8CP--HERITAGE RESOURCES 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 proposes to update the Inventory of Historic Sites tables and maps that appear in the Area plans; to revise the language on heritage resources in the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site; and to add four new historic sites.

Zoning Ordinance Amendment--SHAPE FACTOR IN THE R-C DISTRICT, INCREASE IN RESIDENTIAL BUILDING HEIGHT, AND MINOR LOT LINE ADJUSTMENT - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

PFM Amendment—Geotechnical Guidelines --The proposed amendment to PFM Chapter 4 would revise provisions in § 4-0300 (Geotechnical Report) and § 4- 0400 (Construction Plans) related to the soil types that are expansive, the design of foundations and ground-supported floor slabs in areas with expansive soils, laboratory testing methodologies, global slope stability analyses, design criteria for retaining walls and clarification of terminology.

PA 2016-CW-1CP--PUBLIC SCHOOLS POLICY PLAN AMENDMENT – 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 considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan.

Zoning Ordinance Amendment--REFERENCE CITATIONS FOR NURSERY SCHOOLS, CHILD CARE CENTERS & VETERINARY HOSPITALS; SPECIAL PERMIT SUBMISSION REQUIREMENTS; VARIANCE STANDARDS; AND CLARIFICATION OF THE DEFINITION OF PUBLIC USE – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

PA 2016-CW-2CP--PLANNED INDUSTRIAL USES (HIGHER FAR FOR DATA CENTERS AND SELF-STORAGE FACILITIES) –To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment proposes to add Policy Plan guidance to be used in the review of certain proposals within areas planned for industrial uses as shown on the Comprehensive Land Use Plan Map.

PA 2013-III-FC1--FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE II – 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 propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map.

Zoning Ordinance Amendment--ZONING ORIDNANCE AMENDMENT (FARM WINERIES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

Zoning Ordinance Amendment -- RIDING/BOARDING STABLES – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

Z.O. Amendment--CRAFT BEVERAGE PRODUCTION ESTABLISHMENT – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax,

Plan Amendment--PA 2016-CW-3CP – EDITORIAL TEXT AND MAP REVISIONS FOR TRANSIT STATION AND OTHER MIXED USE AREAS – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

Z.O. Amendment--INDOOR RECREATION USES IN THE PDH DISTRICT – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: allow indoor archery ranges, fencing and other similar indoor recreational uses as a secondary use in the PDH Districts.

Z.O. Amendment--COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.

Z.O. Amendment--PTC URBAN DISTRICT BULK REGULATIONS (MAXIMUM FAR FOR HIGH TRIP GENERATING USES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax.



Plan Amendment—Addendum (Providence) (Hunter Mill)-- PA S13-II-TY1 – TYSONS (IMPLEMENTATION LAND USE AND URBAN DESIGN; TRANSPORTATION; PARKS, PUBLIC FACILITIES AND OTHER UPDATES) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

PA 2016-II-TY1--(Providence) (Hunter Mill) COMPREHENSIVE PLAN AMENDMENT (TYSONS WORKFORCE HOUSING AND HIGH-RISE CONDOMINIUMS) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

CIP--THE CAPITAL IMPROVEMENT PROGRAM (“CIP”) The result of this continuing programming process is the Capital Improvement Program - the CIP – which is the County’s five-year roadmap for creating, maintaining and funding present and future infrastructure requirements.

Fairfax Forward Process--FAIRFAX FORWARD COMPREHENSIVE PLANNING PROCESS-PROPOSED MODIFICATIONS – To consider proposed revisions to procedures regarding the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

Z.O. Amendment--Planned Development District Recreational Facilities – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Increase the minimum per dwelling unit expenditure for recreational facilities.

Z. O. Amendment--SMALL CELL FACILITIES ZONING ORDINANCE – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Amend Section 20-300 to add new small cell facility and wireless facility definitions to define those terms in accordance with Senate Bill 1282 adopted by the 2017 Virginia General Assembly and revise the telecommunications facility and mobile and land based telecommunication facility definitions to clarify that those facilities are distinct from small cell facilities.

Z. O. Amendment--PUBLIC FACILITIES AND MODIFICATIONS TO EXISTING WIRELESS TOWERS OR BASE STATIONS ZONING ORDINANCE – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax to add a new Section 2-520, Modifications to Existing Wireless Tower or Base Station,

PA 2017-CW-1CP--COMPREHENSIVE PLAN AMENDMENT (MOBILE AND LAND BASED TELECOMMUNICATIONS POLICY PLAN) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment considers integrating the Wireless Communication review processes of both Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. §1455) and Virginia Senate Bill 1282 into the Public Facilities section of the Policy Plan element of the County’s Comprehensive Plan.

Z.O. Amendment--ZONING ORDINANCE AMENDMENT (PLANNED RESIDENTIAL MIXED-USE DISTRICT, USE LIMITATIONS FOR SUBMISSION OF FINAL DEVELOPMENT PLAN) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: amend the Planned Residential Mixed Use (PRM) District by revising the use limitations.

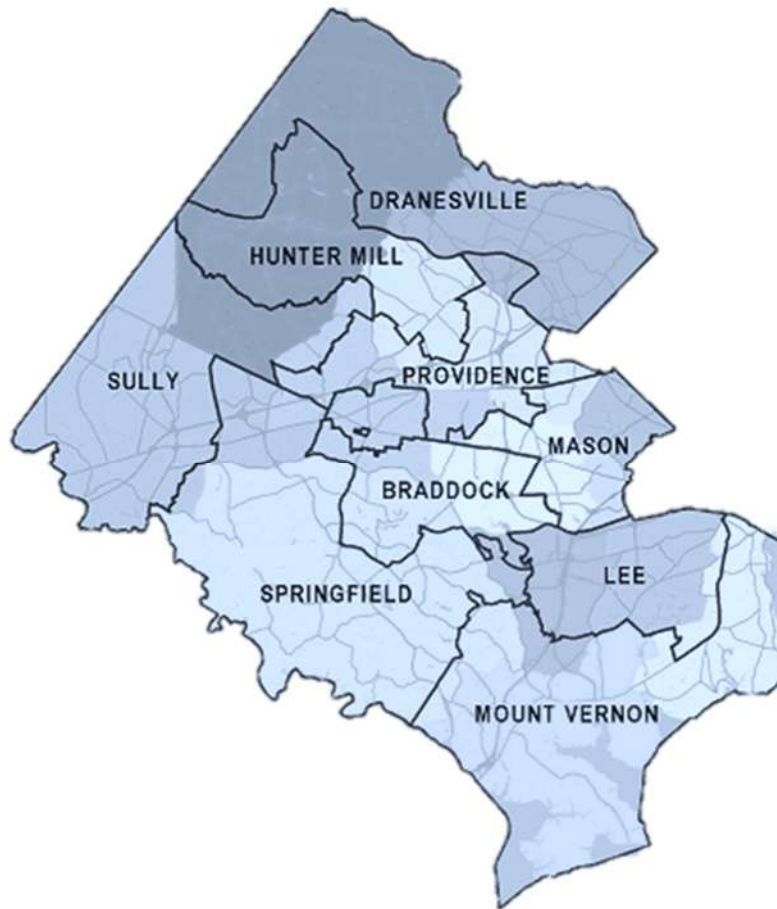
CODE AMENDMENT--Proposed Amendments to the Code of the County of Fairfax, Virginia (County Code) Re: Reorganization of the Department of Public Works and Environmental Services to Create the Department of Land Development Services and Assign Administration of Chapters of the County Code to the Director of the New

Department and Administration of Chapter 119 of the County Code to the Director of the Department of Code Compliance.

#### Items Recommended for Denial

Code Amendment--CHAPTER 122 – TREE CONSERVATION ORDINANCE AMENDMENT (SIGNS) – The proposed amendment to Chapter 122 (Tree Conservation Ordinance) will add a new Article 8, Notice, and renumber the subsequent article accordingly. Pursuant to the authority granted by § 15.2-961.2 of The Code of Virginia, the new provision authorizes the Director of Land Development Services to post a sign on private property to notify the public that an infill lot grading plan has been submitted to the County for review

## Planning Commissioners



The 2017 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

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



**Ellen J. "Nell" Hurley**  
**Braddock District**

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

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

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

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

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

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

Hurley became a Certified Planning Commissioner in June 2012.

**John Ulfelder**  
**Dranesville District**



Ulfelder was appointed to the Planning Commissioner for the Dranesville District by the Board of Supervisors (on a motion by Supervisor John Foust) in December 2013. His term will expire at the end of 2020.

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

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

Mr. Ulfelder served on the last four Dranesville District Area Plan Review (APR) Task Forces and served as chairman during the two most recent reviews (2004 and 2008). He served as chairman of the Hunter Mill Road Area Special Study in 2005 and 2006. He served on the 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.

Ulfelder became a Virginia Certified Planning Commissioner in 2014.



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

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

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

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



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

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

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

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

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

Migliaccio became a Certified Planning Commissioner in 2010.





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

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

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

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

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

Her community involvement includes: President, O.W. Holmes Middle School PTA (2016-present); Governor's Advisory Board on Service and Volunteerism (2016-present); American Bar Association Standing Committee on Public Education (2015-present); judge and parent volunteer, "We the People: The Citizen and the Constitution" middle and high school competition (2012-present); Virginia State Bar Special Committee on Access to Legal Services (2007-2013); American Bar Association Advisory Committee to the Standing Committee on the Law Library of Congress (2011-2014); Columbia Elementary 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.



**Earl L. Flanagan**  
**Mount Vernon District**

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

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

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

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

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

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

Commissioner Flanagan became a Virginia Certified Planning Commissioner in 2007.



Mr. Niedzielski-Eichner is a Fairfax County resident since 1988. He was appointed to the Planning Commission by the Board of Supervisors for a term ending in 2020. Mr. 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, and a district representative to the Environmental Quality Advisory Board. He recently 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 remains active through his appointment by the Chairman of the Board of Supervisors to an “Implementation Committee.”



He began his career in municipal government as a public works manager for Columbus, Ohio and economic development administrator for Oak Ridge, Tennessee. He also founded and was executive director of an association of local governments whose economies and environment were heavily impacted U.S. federal government facilities.

Beyond his local government professional and community service experience, he is a seasoned executive and senior energy and national security expert with over 38 years of public sector and corporate managerial, program and project leadership. He has held federal senior executive service appointments in the U.S. Department of Energy, National Nuclear Security Administration and Nuclear Regulatory Commission.

His private sector experience includes founding and maintaining a consulting practice serving clients over many years; and directing the science and technology practices for a large international firm and a small boutique firm, which specialized in high-end expert support to federal agencies and national laboratories.

Mr. Niedzielski-Eichner is currently founder and President of Governmental Dynamics, a benefit corporation. His work often involves complex public policy issues at the nexus of science, technology, and engineering, particularly in the context of U.S. energy and national security postures. He specializes in (a) the interface between governments and the public they serve; (b) the interrelationship among U.S. federal government agencies and the intergovernmental dynamics among federal, state, and local levels of government; and (c) policy crafting in the context of executive action, legislation and regulation. His current focus is on adapting digital platforms for civic engagement and open and transparent collaboration among people to produce policy solutions to community or societal problems.

He earned a Master of Public Administration from Ohio State University and a Bachelor of Science in pre-med Biology from John Carroll University.

Mr. Niedzielski-Eichner became a Virginia Certified Planning Commissioner in 2017.



**Peter F. Murphy**  
**Springfield District**

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

During his tenure on the Commission, 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.

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

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

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

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

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

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

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

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

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

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

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

**Karen Keys-Gamarra**  
**Sully District**

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



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

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

Keys-Gamarra has an extensive history of leadership in the community. She has been a Court Appointed Special Advocate (“CASA”) for children and has assisted in training new CASA volunteers.

Keys-Gamarra has been an active member of her church for 13 years. She and her husband have been married for 26 years. They are the involved parents of three boys who attended FCPS for elementary, middle, and high school.

Keys-Gamarra became a Virginia Certified Planning Commissioner in 2017.



**James R. Hart**  
**At-Large**

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

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

Hart, a graduate of the University of Virginia's School of Law, received his undergraduate degree from the UVA School of Architecture. He has been a director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, and the American Bar Association.



**Janyce Hedetniemi**  
**At-Large**

Effective January 8, 2013, Janyce N. Hedetniemi was appointed by the Board of Supervisors on a motion by Chairman Sharon Bulova to serve as an At-Large member on the Planning Commission. Her current term will expire on December 31, 2020.

A resident of Annandale, Virginia, Hedetniemi is a consultant in community relations and constituency development. She is the founding director of the Office of Community Liaison at the National Institutes of Health (NIH). She established the Office of Community Liaison in 1994 and retired from that position in 2002. Prior to this position she served three institutes of NIH in progressively responsible positions involving planning, evaluation, and development. She was instrumental in development of two major national biomedical research programs dealing with women's health and breast cancer.

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

Hedetniemi holds a Bachelor of Science degree from Carnegie Mellon University where she majored in psychology and English literature and a Master of Science degree from Indiana University in Bloomington, Indiana where she majored in counseling and guidance. She is also a graduate of the Leadership Montgomery and Leadership Maryland programs.

Hedetniemi became a Certified Planning Commissioner in June 2013.

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

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



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

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

Sargeant was appointed by former Virginia Governor Tim Kaine in 2008 as a member of the Board of Visitors of Gunston Hall and was reappointed by Governors McDonnell and McAuliffe, including his recent re-appointment in 2016. Gunston Hall Plantation, a National Historic Landmark, is located on 550 acres in Fairfax County and was the home of George Mason.

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

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

Sargeant became a Virginia Certified Planning Commissioner in 2007.





