

January 2017

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 <i>New Year's Day</i>	2 <i>County closed</i>	3	4 No PC Meeting	5 No PC Meeting	6	7
8	9	10	11 View Agenda <i>Land Use Process Review Committee Meeting</i>	12 View Agenda	13	14
15	16 <i>MLK Holiday</i> <i>County closed</i>	17	18 View Agenda <i>Schools Committee Meeting 6:00 p.m.</i>	19 No PC Meeting	20 <i>Inauguration Day</i> <i>County closed</i>	21
22	23	24	25 View Agenda <i>Schools Committee Meeting 6:30 p.m.</i>	26 View Agenda <i>Environment Committee Meeting</i>	27	28 <u>PC Seminar</u> <i>9:30 a.m. – 3:00 p.m. Government Center Board Conference Room</i>
29	30	31				

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 11, 2017

Posted: 1/11/17
Revised: 1/12/17

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

COMMITTEE MEETINGS

The Land Use Review Process Committee met in the Board Room at 7:00 p.m.

FEATURES SHOWN

2232-V16-2 - Fairfax County Park Authority, 10418 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/30/2017)
FS-H16-41 - AT&T Mobility, 11800 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 2/6/2017)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 2003-HM-046-03/FDPA 2003-HM-046/CDPA 2003-HM-046</u> (Hunter Mill)	<u>WOODLAND PARK PARCEL I, LP AND NVR. INC</u> – Appls. 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 E. side of Corporate Oak Dr., approx. 700 ft. N. of its intersection with Sunrise Valley Dr. on approx. 5.89 ac. of land zoned PDC. Comp. Plan Rec: Residential mixed use at 1.5 FAR and mixed use at 0.7 FAR. Tax Map 016-4 ((1)) 43, 45pt., 46pt. (Concurrent with PCA/FDPA 2000-HM-044-02 and CDPA 2000-HM-044.)	W. Mayland	APPROVAL REC (from 11/30/16)
<u>PCA 2000-HM-044-02/FDPA 2000-HM-044-02/CDPA 2000-HM-044</u> (Hunter Mill)	<u>WOODLAND PARK PARCEL I, LP AND NVR. INC</u> – Appls. 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 S. side of Dulles Toll Rd. and W. side of Monroe St. on approx. 25.71 ac. of land zoned PDC. Comp. Plan Rec: Residential with mixed use at 1.5 FAR and mixed use at 0.7 FAR. Tax Map 016-4 ((1)) 45pt. and 46pt. (Concurrent with PCA 2003-HM-046-03, CDPA/FDPA 2003-HM-046.)	W. Mayland	APPROVAL REC (from 11/30/16)
<u>FDPA 2012-MV-008</u> (Mount Vernon)	<u>FPRP DEVELOPMENT INC.</u> – Appl. 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 W. side of Silverbrook Rd., S. of its intersection with White Spruce Wy., on approx. 74.46 ac. of land zoned PDH-8 and PDC. Tax Map 107-1 ((9)) A, D, E, F, G, H, J, L1, L2, and L3; 107-1 ((9)) (D) 1-11; 107-1 ((9)) (E) 1-22; 107-1 ((9)) (F) 1-25; 107-1 ((9)) (G) 1-36; and 107-1 ((9)) (H) 1-13.	W. Mayland	APPROVED (from 10/30/16) (from 10/26/16) (from 10/6/16)
<u>PCA 88-L-078</u> (Lee)	<u>FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY</u> – Appl. 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 W. of Richmond Hwy., S. of Fordson Rd. and N. of Ladson Ln. on approx. 8.34 ac. of land zoned R-20, CRD, HC. Comp. Plan Rec: Residential. Tax Map 101-2 ((6))	A. Gonzalez	APPROVAL REC (from 11/30/16) (from 11/16/16)

FAIRFAX COUNTY PLANNING COMMISSION

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Wednesday, January 11, 2017

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Revised: 1/12/17

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507A.

Code Amendment
Attachment A
(Countywide)
(Sargeant)

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. The proposed provision specifies the minimum information that will be included on the sign and incorporates the state mandated limitation that the County cannot disapprove the plan for the failure to post the notice.

J. Stonefield **D/O TO 1/18/17**

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 12, 2017

Posted: 1/12/17
Revised: 1/12/17

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

COMMITTEE MEETINGS

The Schools Committee will meet in the Board Room at 6:30 p.m. – Meeting cancelled

FEATURES SHOWN

2232-V16-2 - Fairfax County Park Authority, 10418 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/30/2017)

FS-H16-41 - AT&T Mobility, 11800 Sunrise Valley Drive, Reston, VA 20191 (Deadline: 2/6/2017) - **CONCUR**

2232-Y16-42 – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)

ITEMS SCHEDULED FOR DECISION ONLY

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Countywide) (Hart)	<u>CRAFT BEVERAGE PRODUCTION ESTABLISHMENT</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish and define a new principal land use of Craft Beverage Production Establishments to include facilities licensed in accordance with Title 4.1 of the Code of Virginia, where beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 15,000 barrels of beer (Note: advertised to permit the Board to consider any quantity up to 20,000 barrels), or 36,000 gallons of distilled spirits, wine, cider, or mead annually. (2) Include craft beverage production establishments as a permitted use in the C-5, C 6, C-7, C-8, C-9, PDC, PRC, PRM, PTC, I-3, I-4, I-5, and I-6 Zoning Districts; and establish appropriate use limitations which may include, but is not necessarily limited to: a. Production shall be limited to no more than 5,000 barrels of beer or 5,000 gallons of distilled spirits, wine, cider or mead annually for establishments located in commercial and planned development districts. (Note: advertised to permit the Board to consider an alternative option in planned development districts to allow the Board to modify these limits in conjunction with the approval of a development plan.) b. Tasting rooms consisting of up to 30% of the total gross floor area of the establishment may be permitted as an accessory use in industrial districts. Any accompanying food served shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating. c. In commercial and planned development districts, production activities and the area devoted to such activities shall be accessory to an on-site tasting room. (Note: advertised to permit the Board to consider an alternative option in the planned development districts to state that a tasting room shall be required, but the production activities and the area devoted to such activities would not be required to be accessory to the tasting room.) d. Retail sales may be permitted in industrial districts as an accessory use, provided the associated retail sales area shall be limited to ten (10)	M. Duca	D/O TO 1/26/17

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- percent of the gross floor area of the establishment.
- e. Parking in industrial districts shall be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance for the portion of the establishment devoted to production activities, and in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance for the portion of the establishment devoted to a tasting room.
- f. Parking in commercial and planned development districts shall be provided in accordance with the parking requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
- g. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

(3) Include food and beverage manufacturing, production and processing establishments as a permitted use in the I-4 District, rather than as a special exception use as currently permitted.

Z.O. Amendment
(Countywide)
(Hedetniemi)

RIDING/BOARDING STABLES – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:

S. Williams **ADOPTION REC**

- (1) Modify the existing riding/boarding stable definition to add clarity to the existing provisions and to increase the maximum number of horses or ponies that can be boarded by right on a property from 3 horses on any lot, to up to 5 horses on lots containing a minimum of 2 acres and less than 5 acres, and up to 8 horses on lots containing 5 or more acres. The maximum number of horses that may kept, boarded or maintained shall not include the horses owned by the resident of the property.
- (2) Revise Section 10-304, Home Occupation Use Limitations, to require that all outdoor lighting must be in accordance with the Zoning Ordinance outdoor lighting provisions; and, except for schools of special education and horseback riding lessons, there shall be no customers or clients.
- (3) Amend Sections 10-302 and 10-303 to allow horseback riding lessons as a home occupation use requiring Zoning Administrator approval provided that on lots containing a minimum of 2 acres but less than 5 acres, no more than 2 students are permitted at any given time and up to 8 students in any one day; and on lots containing 5 or more acres, a maximum of 4 students are permitted at any given time and up to 8 students in any one day.
- (4) Require horseback riding home occupations to be subject to the same use limitations contained in Section 10-304 as other home occupation uses, except as noted in Par. 5 below.
- (5) Add a new Paragraph 12 to Section 10-304 which adds use limitations that are specific to horseback riding lesson home occupations and which minimize the impacts of such activity on surrounding properties. Paragraph 12 may include, but is not limited to, the following: (a) the resident of the property shall be the applicant and

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shall not be required to conduct the horseback riding lessons and/or care for the horses; (b) allows one nonresident person to assist with the horseback riding lessons and/or care for the horses; (c) limits the hours of horseback riding lessons, the attendance of any nonresident person described in 5(b) above, and the use of lighted outdoor riding rings or riding areas for riding lessons; (d) requires that all horses used in the horseback riding lessons be kept on the property and no horses can be transported or ridden onto the property for the lessons; (e) may require the submission of a Conservation Plan approved by the Northern Virginia Soil and Water Conservation District for the property and all activity on the property must conform to such Plan; and (f) riding lessons, other than as permitted by Sections 10-302 and 10-304, shall require special permit approval in those districts where permitted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 18, 2017

Posted: 1/18/17
 Revised: 1/19/17

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

COMMITTEE MEETINGS

The Schools Committee met in the Board Conference Room at 6:00 p.m.

FEATURES SHOWN

- 2232-V16-2** - Fairfax County Park Authority, 10418 Old Colchester Road, Lorton, VA 22079 (Deadline: 1/30/2017) – **CONCUR**
2232-Y16-42 – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)
FS-L16-46 – Verizon Wireless, 6261 Franconia Station Court, Alexandria, VA 22310 (Deadline: 4/5/2017)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2016-DR-011</u> <i>(Dranesville)</i>	<u>H&M OF VIRGINIA, LLC</u> – Appl. under Sect. 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 Rd., Falls Church, 22043, on approx. 1.27 ac. of land zoned R-2. Tax Map 40-1 ((1)) 12.	C. Gresham	APPROVAL REC <i>(P/H from 11/30/16)</i>
<u>Code Amendment Attachment A</u> <i>(Countywide)</i> <i>(Sargeant)</i>	<u>CHAPTER 122 – TREE CONSERVATION ORDINANCE AMENDMENT (SIGNS)</u> – 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 <i>The Code of Virginia</i> , 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. The proposed provision specifies the minimum information that will be included on the sign and incorporates the state mandated limitation that the County cannot disapprove the plan for the failure to post the notice.	J. Stonefield	DENIAL REC <i>(P/H from 1/11/17)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
RZ/FDP 2016-MV-014 <i>(Mount Vernon)</i>	CHPPENN I, LLC. Appls. 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 N.E. quadrant of the intersection of Richmond Hwy and Dart Dr. on approx. 34.88 ac. of land. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Mount Vernon District. Tax Map 92-4 ((01)) 82A (pt.). (Concurrent with PCA 78-V-125)	W. Suder	P/H TO 2/1/17
PCA 78-V-125 <i>(Mount Vernon)</i>	CHPPENN I, LLC – Appl. to amend the proffers for RZ 78-V-125 to permit deletion of land area totaling 11.49 ac. Located N. and S. Side of Dart Dr. E. of its intersection with Richmond Hwy. on approx. 25.24 ac. of land zoned R-MHP and HC. Comp. Plan Rec: the site for public park, with an option for residential use comprising up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes and approximately 11 acres public park land. Tax Map 92-4 ((1)) 82A (pt.) (Concurrent with RZ/FDP 2016-MV-014)	W. Suder	P/H TO 2/1/17

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 18, 2017

Posted: 1/18/17
 Revised: 1/19/17

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

<p><u>FDPA 81-S-058-03-01/FDPA 91-Y-010-04</u> <i>(Sully)</i></p>	<p><u>SUPER GASOLINE, INC. T/A CENTRE RIDGE EXXON</u> – Appls. to amend the final development plans for RZ 81-S-058 and RZ 91-Y-010 to permit minor modifications to development conditions associated with the service station. Located 6330 Multiplex Dr., Centreville, 20121 on approx. 1.66 ac. of land zoned PDC and WS. Tax Map 65-1 ((10)) 10A.</p>	<p>W. O'Donnell</p>	<p>APPROVED</p>
<p><u>SEA 95-H-013</u> <i>(Hunter Mill)</i></p>	<p><u>MACS RETAIL, LLC</u> – Appl. under Sects. 4-604 and 9-610 of the Zoning Ordinance to amend SE 95-H-013 previously approved for a Service Station, Quick Service Food Store and a waiver of the minimum lot width requirement to permit modification of development conditions. Located 2601 Quincy Adams Rd., Herndon, 20171 on approx. 40,163 sq. ft. of land zoned C-6. Tax Map 25-4 ((01)) 0002-C.</p>	<p>H. Ellis</p>	<p>APPROVAL REC</p>
<p>SEA 97-P-027 <i>(Providence)</i></p>	<p>KBSII WILLOW OAKS, LLC – Appl. under Sect. 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 8260, 8270 & 8280 Willow Oaks Corporate Dr., Fairfax, 22031 on approx. 11.41 ac of land zoned C-3. Tax Map 49-3 ((01)) 138, 139 and 140.</p>	<p>C. Gresham</p>	<p>P/H TO 3/8/17</p>
<p><u>RZ 2011-HM-012</u> <i>(Hunter Mill)</i></p>	<p><u>CARS-DB1, LLC</u> – Appl. 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 Rd. and Leesburg Pike on approx. 7.63 ac. of land. Comp. Plan Rec: Transit Station Mixed Use, Residential Mixed Use and Park/Open Space. Tax Map 29-3 ((01)) 2C1, 2C2 and 2D. (Concurrent with FDP 2011-HM-012.)</p>	<p>B. Katai</p>	<p>D/O TO 1/26/17</p>
<p><u>FDP 2011-HM-012</u> <i>(Hunter Mill)</i></p>	<p><u>CARS-DB1, LLC</u> – Appl. to approve the final development plan for RZ 2011-HM-012 to permit an athletic field. Located W. side of Spring Hill Rd. approx. 1,000 ft. S. of its intersection with Leesburg Pike on approx. 2 ac. of land zoned PTC. Tax Map 29-3 ((01)) 2D. (Concurrent with RZ 2011-HM-012.)</p>	<p>B. Katai</p>	<p>D/O TO 1/26/17</p>
<p><u>PCA 2008-SP-012</u> <i>(Braddock)</i></p>	<p><u>CHURCH OF THE APOSTLES</u> – Appl. 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 S. side of Lee Hwy, E. of its intersection with McKenzie Ave. on approx. 1.78 ac. of land zoned C-2. Comp. Plan Rec: Fairfax Center Area. Braddock District. Tax Map 56-2 ((1)) 66.</p>	<p>J. Gorney</p>	<p>D/O TO 2/1/17 <i>(P/H from 1/11/17)</i></p>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 25, 2017

Posted: 1/25/17
 Revised: 1/26/17

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

COMMITTEE MEETINGS

The Schools Committee met in the Board Conference Room at 6:30 p.m.

FEATURES SHOWN

- FS-P16-44** – Verizon Wireless, 1650 Tysons Boulevard, McLean, VA 22102 (Deadline: 3/19/17)
- FS-P16-45** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)
- FS-P16-46** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)
- 2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)
- FS-L16-46** – Verizon Wireless, 6261 Franconia Station Court, Alexandria, VA 22310 (Deadline: 4/5/2017) - **CONCUR**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2014-SU-042</u> (Sully)	<u>MONTESSORI MANSION/NAIMA QADIR DAR</u> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151 on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Tax Map 44-2 ((20)) 32.	M. Lynskey	DEFER INDEF. (D/O from 12/8/16) (P/H from 11/30/16) (from defer indef.)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
CSP 2010-PR-022 (Providence)	M.C. DEAN, INC. – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2010-PR-022. Located on the E. Side of Leesburg Pike, 1,000 ft. S. of its intersection with Westpark Dr. on approx. 1.35 ac. of land zoned PTC, HC, SC. Tax Map 29-3 ((15)) 4E2.	B. Katai	P/H TO 2/1/17
<u>SEA 82-P-032-07</u> (Providence)	<u>WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)</u> – Appl. under Sects. 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 Rd., Vienna, 22031 on approx. 33.69 ac. of land zoned R-1, R-8 and PDH-20. Tax Map 48-1 ((01)) 90A, 101B, 103, 48-2 ((01)) 1, 2 and 48-3 ((04)) 28.	C. Gresham	P/H TO 2/23/17

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 26, 2017

Posted: 1/26/17
Revised: 1/27/17

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

COMMITTEE MEETINGS

The Environment Committee met in the Board Conference Room at 7:00 p.m.

FEATURES SHOWN

- FS-P16-44** – Verizon Wireless, 1650 Tysons Boulevard, McLean, VA 22102 (Deadline: 3/19/17)
- FS-P16-45** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)
- FS-P16-46** – Verizon Wireless, 2001 International Drive, McLean, VA 22102 (Deadline: 3/19/17)
- 2232-Y16-42** – T-Mobile, 6212 Summer Pond Drive, Centreville, VA (Deadline: 3/21/17)

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2015-DR-027</u> (Dranesville)	<u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u> Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 631 Walker Rd., Great Falls, 22066, on approx. 4.0 ac. of land zoned R-E. Tax Map 7-4 ((1)) 47.	B. Katai	D/O TO 2/23/17 (D/O from 12/8/16) (D/O from 11/10/16) (P/H from 10/19/16) (from 9/21/16)
<u>Z.O. Amendment</u> (Countywide) (Hart)	<u>CRAFT BEVERAGE PRODUCTION ESTABLISHMENT</u> – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Establish and define a new principal land use of Craft Beverage Production Establishments to include facilities licensed in accordance with Title 4.1 of the Code of Virginia, where beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 15,000 barrels of beer (Note: advertised to permit the Board to consider any quantity up to 20,000 barrels, or 36,000 gallons of distilled spirits, wine, cider, or mead annually. (2) Include craft beverage production establishments as a permitted use in the C-5, C 6, C-7, C-8, C-9, PDC, PRC, PRM, PTC, I-3, I-4, I-5, and I-6 Zoning Districts; and establish appropriate use limitations which may include, but is not necessarily limited to: a. Production shall be limited to no more than 5,000 barrels of beer or 5,000 gallons of distilled spirits, wine, cider or mead annually for establishments located in commercial and planned development districts. (Note: advertised to permit the Board to consider an alternative option in planned development districts to allow the Board to modify these limits in conjunction with the approval of a development plan.) b. Tasting rooms consisting of up to 30% of the total gross floor area of the establishment may be permitted as an accessory use in industrial districts. Any accompanying food served shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating. c. In commercial and planned development districts, production activities and the area devoted to such activities shall be accessory to an on-site tasting room. (Note: advertised to permit the Board to consider an alternative option in the planned development districts to state that a tasting room shall be required, but the production activities and the area	M. Duca	ADOPTION REC (P/H from 1/12/17)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, January 26, 2017

Posted: 1/26/17
 Revised: 1/27/17

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- devoted to such activities would not be required to be accessory to the tasting room.)
- d. Retail sales may be permitted in industrial districts as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
- e. Parking in industrial districts shall be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance for the portion of the establishment devoted to production activities, and in accordance with the requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance for the portion of the establishment devoted to a tasting room.
- f. Parking in commercial and planned development districts shall be provided in accordance with the parking requirements for an eating establishment pursuant to Sect. 11-104 of the Zoning Ordinance.
- g. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

(3) Include food and beverage manufacturing, production and processing establishments as a permitted use in the I-4 District, rather than as a special exception use as currently permitted.

[RZ 2011-HM-012](#)
 (Hunter Mill)

CARS-DB1, LLC – Appl. 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 Rd. and Leesburg Pike on approx. 7.63 ac. of land. Comp. Plan Rec: Transit Station Mixed Use, Residential Mixed Use and Park/Open Space. Tax Map 29-3 ((01)) 2C1, 2C2 and 2D. (Concurrent with FDP 2011-HM-012.)

B. Katai

APPROVAL REC
 (P/H from 1/18//17)

[FDP 2011-HM-012](#)
 (Hunter Mill)

CARS-DB1, LLC – Appl. to approve the final development plan for RZ 2011-HM-012 to permit an athletic field. Located W. side of Spring Hill Rd. approx. 1,000 ft. S. of its intersection with Leesburg Pike on approx. 2 ac. of land zoned PTC. Tax Map 29-3 ((01)) 2D. (Concurrent with RZ 2011-HM-012.)

B. Katai

APPROVED
 (P/H from 1/18//17)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA 2011-PR-011-02</u> (Providence)	CITYLINE PARTNERS, LLC – Appl. 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 S.E. quadrant of the intersection of Colshire Dr. and Dolley Madison Blvd. on approx. 6.21 ac. of land zoned PTC and HC. Comp. Plan Rec: Transit Station Mixed Use. Tax Map. 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.). (Concurrent with FDP 2011-PR-011-04.)	S. Gardner	APPROVAL REC (from 12/7/16)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 26, 2017

Posted: 1/26/17
Revised: 1/27/17

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

FDP 2011-PR-011-04
(Providence)

CITYLINE PARTNERS, LLC – Appl. to approve the final development plan for RZ 2011-PR-011 to permit mixed use. Located S. E. quadrant of the intersection of Coleshire Dr. and Dolley Madison Blvd. on approx. 6.21 ac. of land zoned PTC and HC. Tax Map 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.). (Concurrent with PCA 2011-PR-011-02.)

S. Gardner **APPROVED**
(from 12/7/16)

2232-V16-38
(Mount Vernon)

VERZON WIRELESS – Appl. under Sects. 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, VA 22303. Tax Map: 83-3 ((1)) 56C. Area IV.

J. Buono **APPROVED**
(from 12/7/16)

2232-D16-37
(Dransville)

VERZON WIRELESS – Appl. under Sects. 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, VA 22101. Tax Map: 30-2 ((8)) 55B. Area II.

J. Buono **D/O TO 2/1/17**
(from 12/7/16)