

# December 2018

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
2	3	4	5 Schools Committee 6:00 p.m. – 7:30 p.m. Bd. Conf. Room  PC Meeting View Agenda	6  View Agenda	7	8
9	10	11	12  No PC Meeting	13  No PC Meeting	14	15
16	17	18	19  No PC Meeting	20  No PC Meeting	21	22
23	24	25	26	27	28	29
<hr/> 30	<hr/> 31	Christmas	No PC Meeting	No PC Meeting		

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 7:30 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, December 5, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
 Revised: 12/6/18

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

**FEATURE SHOWN**  
**None at this Time**

**ITEMS SCHEDULED FOR DECISION ONLY**  
**None at this Time**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<p><u>Z.O. Amendment</u>  <u>PFM/Code</u>  <u>Amendment</u>                      (Countywide)                      (Sargeant)</p>	<p><b><u>PROPOSED AMENDMENTS TO CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 112 (ZONING ORDINANCE), AND CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX CODE, AND THE PUBLIC FACILITIES MANUAL (PFM) REGARDING CODIFYING THE DELINEATION OF BUILDABLE AREAS ON PLANS OF DEVELOPMENT, ADDING RUNNING BAMBOO TO NOXIOUS WEEDS AND OTHER EDITORIAL CHANGES</u></b> – The proposed amendments to Chapters 101, 112, and 118 and the PFM revise the submission requirements for plans of development: Site Plans, Minor Site Plans, Preliminary Plans, Subdivision Plans, Infill Lot Grading Plans, Conservation Plans, Rough Grading Plans and Public Improvement Plans to require a delineation of the buildable area on each lot, based on the performance criteria in the Chesapeake Bay Preservation Ordinance, minimum required yards in accordance with the Zoning Ordinance, and other relevant easements and limitations regarding lot coverage.</p> <p>There are also other amendments to the Chesapeake Bay Preservation Ordinance to add running bamboo to the list of noxious weeds, delete an extraneous sentence, and update the references to the National Soil Survey Handbook, Virginia Administrative Code and the Virginia Department of Forestry Best Management Practices for Water Quality Technical Manual. In addition, the term “shall” is changed to “must” within the sections included in the amendment, as well as other editorial changes.</p>	<p>Jerry Stonefield</p>	<p><b>ADOPTION REC</b></p>
<p><u>Z.O. Amendment</u>                      (Countywide)                      (Sargeant)</p>	<p><b><u>SIGN ORDINANCE ARTICLE 12, SIGNS, AND RELATED PROVISIONS</u></b></p> <p>NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on December 5, 2018 at 7:30 p.m. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:</p> <p>Repeal and replace Article 12, Signs, by deleting redundant or outdated provisions; proposing new regulation of signs and/or their characteristics in a content-neutral manner as outlined below; establishing more uniform regulation of signs in all zoning districts; and reorganizing existing and new provisions in a more user-friendly format to include graphics. The proposed Article 12, Signs, is divided into three parts with the following substantive changes contained in each part:</p>	<p>Andrew Hushour</p>	<p><b>D/O TO 1/16/19</b></p>

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Wednesday, December 5, 2018

Meeting Starts at 7:30 p.m.

Posted: 11/1/18  
Revised: 12/6/18

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

1. Part 1, General Provisions (12-100), to include the following provisions:

A. A new section of Definitions (12-102), which includes:

(1) The newly defined terms A-FRAME SIGN; CHANGEABLE COPY SIGN; ELECTRONIC DISPLAY SIGN; FLAG; MINOR SIGN; MONUMENT SIGN; MOVING OR WINDBLOWN SIGN; OFF-PREMISE SIGN; ROOF SIGN; SIGN FACE; TENANT; VEHICLE SIGN; WINDOW SIGN; and YARD SIGN. (12-102)

(2) Revised definitions of the terms BUILDING-MOUNTED SIGN and FREESTANDING SIGN, which are currently found in Part 3 of Article 20 of the Zoning Ordinance. (12-102)

(3) Revised definition of the term SIGN, which is currently found in Part 3 of Article 20 of the Zoning Ordinance. *(Advertised to include optional language relating to the visibility of signs based on specific streets types.)* (12-102)

B. A new Applicability section (12-103), which includes:

(1) A provision stating that the regulations apply to all signs in Fairfax County but, unless otherwise stated, exempts those signs on property owned by, or those signs required or sponsored by, Fairfax County; the Commonwealth of Virginia or any of its political subdivisions; or the United States. *(Advertised to include the option to exempt all signs sponsored or required by, or located on property owned by, Fairfax County, or to require regulation of identified Fairfax County sign types erected by a public use as defined in Article 20.)* (12-103(1))

(2) A provision stating that the proposed regulations do not regulate or restrict signs based on content. (12-103(2))

(3) A provision clarifying that the regulations do not apply to, authorize, or prohibit signs placed in a public right-of-way. (12-103(5))

C. A section of Administrative Provisions (12-104), which includes:

(1) Adding the changing of the message on an electronic display sign to the list actions that is deemed not to be a sign. (12-104(5)(A))

(2) Changes the provision that certain flags are deemed not to be a sign, by deleting reference to specific flags for exemption. (12-104(5)(C))

(3) Changes to the provisions exempting signs displaying address numbers in accordance with the County Code, by uniformly allowing 2 square feet for such purposes regardless of use and requiring only that such signs associated with a residential building be building mounted. (12-104(5)(D))

(4) Revised provisions regulating vehicle signs, which allow such signs only when located on a vehicle that is

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Wednesday, December 5, 2018

Meeting Starts at 7:30 p.m.

Posted: 11/1/18  
Revised: 12/6/18

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

operable, parked at its associated place of business and within a parking space. (*Advertised to allow consideration of a minimum setback for vehicle signs, up to 25 feet from a front property line.*) (12-104(6)(C))

(5) A new provision that exempts non-illuminated lettering or numbers permanently attached or painted on the façade of a building of any school, college, or university, up to 10% of the façade on which they are placed. (*Advertised to be allowed up to 25% of the area of the façade on which they are placed.*) (12-104(6)(D))

(6) Changes to the provision allowing signs erected in a Commercial Revitalization District by a public agency or an appropriate organization, by deleting limits on sign type, size, and mounting height, and allowing such signs to also be erected within activity centers as shown on the adopted Comprehensive Plan. (12-104(6)(E))

D. A new section for Minor Signs (12-105), previously referred to as “Temporary Signs,” which includes:

(1) An increase in the maximum size of a sign located on a property that is actively marketed for sale, rent or lease, and is developed with or planned for development of, a single-family detached or attached dwelling unit, from 4 square feet to 6 square feet. (12-105(2)(B))

(2) A reduction in the minimum required setback of any sign for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 10 feet to 5 feet from any lot line. (12-105(3)(A))

(3) A reduction in the number of signs permitted for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 2 signs to a 1 sign, except for those lots containing multiple road frontages. (12-105(3)(A))

(4) An increase in the maximum height for any sign for an individual single-family dwelling unit that is undergoing construction, improvement or renovation, from 3.5 feet to 4 feet. (12-105(3)(B))

(5) A new sign type identified as a “yard sign,” for any lot developed with a residential use. Yard signs are proposed up to 12 square feet in total area, with a maximum sign size of 4 square feet for any individual sign and a maximum height of 4 feet. (*Advertised to allow up to 16 square feet in total area.*) (12-105(4))

(6) Provisions and regulations allowing for Minor Signs for all non-residential land uses based on road classification. For uses located on a lot with frontage on a major thoroughfare, Minor Signs up to 40 square in total area are allowed per lot, with a maximum sign

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, December 5, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 12/6/18

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

size of 24 square feet. A single freestanding sign would be allowed as part of this total area, with a maximum height of 4 feet. *(To be advertised to allow up to 60 square feet in total sign area with the possibility of no limitations on the maximum size of any one sign and no limit on the number of freestanding signs, and a maximum freestanding sign height of up to 6 feet.)*

For all other non-residential land uses, building minor signs are allowed up to 24 square in total area per lot. *(To be advertised to allow up to 60 square feet in total sign area with the possibility of some or no limitation on the maximum size of any one sign; and to allow a single or unlimited freestanding signs with a maximum sign height of up to 6 feet.)* (12-105(5))

(7) A new sign type, an A-frame sign, for all non-residential land uses, limited to a maximum of 16 square feet, 4 feet in height, and a requirement that the sign must be located within 25 feet of a building or site entrance that provides access to the use. (12-105(7))

E. A section identifying Prohibited Sign types (12-106) based on general standards; materials or design; or location, and including:

a prohibition on roof signs as defined. (12-106(3)(B))

F. A section for Nonconforming Signs (12-107), which includes:

(1) A new provision requiring that the property owner bears all responsibility to establish the nonconforming status of a sign and/or of the existing physical characteristics and location of such sign. (12-107(2))

(2) Increase in the maximum number of days' notice, from 15 to 30 days, that the Zoning Administrator must give a property owner to remove a nonconforming sign that has been demolished or destroyed by more than 50 percent of its appraised value, or is located on a property that becomes vacant and is unoccupied for at least 2 years. (12-107(8) and (9))

2. Part 2, Sign Regulations by Use and District (12-200), to include the following provisions:

A. A section explaining the Calculation of Sign Area (12-201), which includes:

a change in how freestanding sign height is calculated by measuring the vertical distance from the uppermost extremity of the sign to the lowest point of adjacent grade, rather than to the average ground level at the base. (12-201(3)(C))

B. A section setting forth uniform regulations for Signs in Residential Districts (12-202), which includes:

new provisions containing uniform regulations allowing for permanent building-mounted and freestanding signs for all non-residential land uses when located in a residential district (except for

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, December 5, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 12/6/18

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

agricultural uses and hospitals, which will continue to be regulated separately). As proposed, a total of 50 square feet of building-mounted sign area is allowed, and a single freestanding sign is allowed, up to 40 square feet in area and 8 feet in height. *(Advertised to include an alternative option for freestanding signs, with maximum size and height based on lot size, as follows: for a use on a lot smaller than 5 acres, a freestanding sign up to 16 square feet in area and 4 feet in height would be permitted; for a use on a lot of at least 5 acres but less than 20 acres, a freestanding sign up to 32 square feet in area and 6 feet in height would be permitted; for a use on a lot of at least 20 acres or more, a freestanding sign up to 40 square feet in area and 8 feet in height would be permitted. In addition, advertising for both options allows the possibility of an increase in freestanding sign height up to 20 feet.)* (12-202)

C. A section setting forth the Performance Standards for Signs in Residential Districts (12-203), which includes:

(1) A new uniform regulation for the minimum setback for all freestanding signs located in a residential district, which has generally been reduced from either 5, 10 or 50 feet (for most land uses) to 5 feet. (12-203(2))

(2) Proposed performance regulations for changeable copy or electronic display signs when located as part of a freestanding sign in a residential district. As proposed, one such sign is allowed per lot, with no more than 50% of the maximum allowable area of a freestanding sign devoted to changeable copy or electronic display. Specific use limitations for electronic display signs also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits. *(Advertised to include an alternative option, to allow no limit on the size of the changeable copy or electronic display sign when it is part of freestanding monument sign, with a maximum height up to 8 feet. Specific use limitations for electronic display signs as part of this option also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits.)* (12-203(3))

(3) Modification of the illumination standard for all signs in a residential district by removing the limit that

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Wednesday, December 5, 2018

Meeting Starts at 7:30 p.m.

Posted: 11/1/18  
Revised: 12/6/18

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

illumination must be white and not colored. (12-203(4))

D. A section setting forth uniform regulations for Signs in Commercial and Industrial Districts (12-204), which includes:

(1) An increase in the permitted amount of building-mounted sign area for industrial uses, from 1 square foot of sign area for each linear foot of building frontage, up to 1.5 square feet of sign area for each linear foot of building frontage. (12-204(1))

(2) An increase in the size of a freestanding sign for each detached building that houses a principal use within an office park, from 20 square feet to 30 square feet. (12-204(2)(E)(2))

E. A section setting forth the Performance Standards for Signs in Commercial and Industrial Districts (12-205), which includes:

(1) A uniform minimum setback of 5 feet from any curb of a service drive, travel lane, or adjoining street, for all freestanding signs in a commercial or industrial district; this results in a reduction of the minimum setback for freestanding signs located in an office or industrial park, from 10 feet to 5 feet. (12-205(3))

(2) Proposed performance regulations for changeable copy or electronic display signs when located as part of a freestanding sign in a commercial or industrial district. As proposed, one such sign is allowed per lot, with no more than 50% of the maximum allowable area of a freestanding sign devoted to changeable copy or electronic display. Specific use limitations for electronic display signs also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits. ***(Advertised to include an alternative option, to allow no limit on the size of the changeable copy or electronic display sign when it is part of freestanding monument sign, with a maximum height up to 8 feet. Specific use limitations for electronic display signs as part of this option also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits.)*** (12-205(4))

F. A section for Other Permitted Signs (12-206), which clarifies that accessory service uses are allowed a single 15 square foot building-mounted sign per individual use, and not a total of 15 square feet for all such accessory service uses located in a building. (12-

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Wednesday, December 5, 2018

Meeting Starts at 7:30 p.m.

Posted: 11/1/18  
Revised: 12/6/18

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

206(2))

3. Part 3, Special Approvals (12-300), to include the following provisions:

A. A new section for an Administrative Comprehensive Sign Plan (12-301), which includes:

(1) The relocation of the existing provisions that allow the Zoning Administrator to approve an alternative method of calculating building frontage to authorize a different allotment of building-mounted signs for uses in a multi-tenant building, and the formal codification of this process as an “Administrative Comprehensive Sign Plan.” (12-301)

(2) Establishment of a fee for an Administrative Comprehensive Sign Plan, in accordance with Section 18-106 of the Ordinance. (12-301(1))

4. In addition to the repeal and replacement of Article 12, Signs, there are proposed changes to related provisions found throughout other Articles of the Zoning Ordinance. These changes are proposed with similar intent and scope as those proposed for Article 12. Specific changes include the following:

A. Deleting the sign requirement for quasi-public athletic fields in the C-1 through C-8 Districts (4-105(5)(G); 4-205(5)(G); 4-305(5)(G); 4-405(5)(G); 4-505(9)(G); 4-605(8)(G); 4-705(9)(G); and 4-805(11)(G)), and the I-1 through I-6 Districts (5-105(6)(G); 5-205(5)(G); 5-305(5)(G); 5-405(6)(G); 5-505(8)(G); and 5-605(7)(G)).

B. Deleting the requirement for signs near the stacking area for drive-through pharmacies in the C-5 through C-8 Districts (4-505(10); 4-605(9); 4-705(10); and 4-805(12)), and in the PDH (6-106(11)), PDC (6-206(11)), and PRC (6-305(12)) Districts, and the corresponding special exception standard (9-505(1)(E)).

C. Deleting the reference to temporary signs for temporary farmers’ markets and open-air produce stands. (8-810(7) and 8-909(6))

D. Deleting the sign provision for wayside stands. (10-102(28)(E))

E. Amending the Application and Zoning Compliance Letter Fees section, to include a new specific reference to the Sign Permit and Administrative Comprehensive Sign Plan fee of \$95.00. (18-106)

F. Deleting the definition of RACEWAY, SIGN, BUILDING MOUNTED SIGN, FREESTANDING SIGN, and PORTABLE SIGN, and all references thereto. (20-300)

G. Deleting the provision that currently allows for certain signage within or in proximity to any commercial revitalization district boundary. (A7-109(4)(B); A7-209(4)(B); A7-309(4)(B); A7-409(4)(B); and A7-509(4)(B))



**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Wednesday, December 5, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 12/6/18

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

SE 2018-LE-009  
(Lee)

**BILA MAWARDI HAMDAL/BILA’S CHILD CARE** – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6508 Wynema Ct., Alexandria, 22315 on approx. 9,224 sq. ft. of land zoned PDH-4 and NR. Tax Map 99-2 ((10)) (2) 94.

Daniel Creed **D/O TO 1/16/19**

RZ 2018-MV-012  
(Mount Vernon)

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD** – Appl. to rezone from R-2, R-20 and HC to R-20 and HC to permit a public use with an overall Floor Area Ratio (FAR) of 0.39. Located on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with 2232-V18-1)

Jay Rodenbeck **APPROVAL REC**  
(from 11/29/18)  
(from 11/15/18)  
(from 10/11/18)  
(from 10/4/18)

2232-V18-1  
(Mount Vernon)

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAP BDCD** – Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a public use on the E. side of Lukens Ln. approx. 600 ft. S. of its intersection with Richmond Hwy. on approx. 1.5 ac. of land. Comp. Plan Rec: Public Facilities. Tax Map 110-1 ((1)) 28A and 29. (Concurrent with RZ 2018-MV-012).

Jay Rodenbeck **APPROVED**  
(from 11/29/18)  
(from 11/15/18)  
(from 10/11/18)  
(from 10/4/18)

SEA 91-S-031-02  
(Springfield)

**VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION ENERGY** – Appl. under Sect(s). 3-C04 of the Zoning Ordinance to amend SE 91-S-031 previously approved for an electric substation and telecommunications facility to permit modifications to site design and development conditions. Located at 12895 Clifton Creek Dr., Clifton, 20124, on approx. 95.11 ac. of land zoned R-C and WS. Springfield District. Tax Map 75-3 ((1)) 10.

Harold Ellis **P/H TO 1/30/19**  
(from 11/15/18)  
(from 10/18/18)  
(from 10/4/18)

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, December 6, 2018**

**Meeting Starts at 7:30 p.m.**

Posted: 11/1/18  
Revised: 12/7/18

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

**FEATURE SHOWN**

**None at this Time**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>Zoning Ordinance Amendment</u> (Sargeant) (Countywide)	<b><u>ARTICLES 2 AND 20 COMMONLY ACCEPTED PETS</u></b> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: revise the definition of Commonly Accepted Pets, as set forth in Part 3 of Article 20, by adding hedgehogs, chinchillas, and hermit crabs to the list of commonly accepted pets; by revising Section 2-512 to include all domestic fowl two months in age in the maximum number permitted on a lot; and by replacing the incorrect term “non-poisonous” with “not venomous to people,” with respect to spiders and snakes.	Casey Judge	<b>ADOPTION REC</b> (P/H from 11/29/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>FDPA 2011-PR-011-03-01</u> (Providence)	<b><u>CITYLINE PARTNERS, LLC</u></b> – Appl. to amend the final development plans for RZ 2011-PR-011 previously approved for office/retail development to allow interim commercial uses. Located in the S.W. quadrant of the intersection of Colshire Dr. and Colshire Meadow Dr. on approx. 1.66 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) C3 pt.	Katelyn Antonucci	<b>APPROVED</b>
<u>SE 2018-MA-005</u> (Mason)	<b><u>CHRISTOPHER LAND, LLC</u></b> – Appl. under Sect. 3-204 and 9-306 of the Zoning Ordinance to permit independent living facilities. Located at 3400, 3402, 3404, 3406, 3408, 3410, 3414, 3416 and 3420 Gallows Rd.; 7812, 7814, 7816, 7818 and 7820 Libeau Ln. and parcel 59-2 ((1)) 43, Annandale, 22003 on approx. 9.03 sq. ft. of land zoned R-2. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43 and 43A.	Kelly Atkinson	<b>P/H to 1/9/19</b> (from 10/4/18)
<u>SE 2018-LE-009</u> (Lee)	<b><u>BILA MAWARDI HAMDAL/BILA’S CHILD CARE</u></b> – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6508 Wynema Ct., Alexandria, 22315 on approx. 9,224 sq. ft. of land zoned PDH-4 and NR. Tax Map 99-2 ((10)) (2) 94.	Daniel Creed	<b>P/H TO 12/5/18</b>
<u>PCA 84-C-048</u> (Hunter Mill)	<b><u>PRINCE TOWNE, LLC</u></b> – Appl. to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. side of West Ox Rd., approx. 600 ft. E. of Fairfax County Pkwy. on approx. 4.9 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-4 ((14)) 85, 86 and 87.	Harold Ellis	<b>P/H TO 1/9/19</b>