

# February 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
			No PC Meeting	1 View Agenda	2	3
4	5	6	7 No PC Meeting <i>Land Use Process Review Committee</i> <i>Sign Ordinance</i> <i>Comprehensive Plan Amendment – Vacant Office Space</i> <i>7:30 p.m. – 9:30 p.m.</i>	8 View Agenda	9	10
11	12	13	14 No PC Meeting	15 View Agenda	16	17
18	19	20	21 No PC Meeting <i>School Committee and School Board Joint Work Program –</i> <i>7:30 p.m.</i> <i>CIP Committee – 8:30 p.m.</i>	22 View Agenda	23	24
25	26	27	28			

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**

**Thursday, February 1, 2018  
Meeting Starts At 7:30 p.m.**

Posted: 2/1/18  
Revised: 2/2/17

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

**FEATURES SHOWN**

**2232-M17-37** - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>PA 2017-II-M1</u></a> (Dranesville)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (MCLEAN COMMUNITY BUSINESS CENTER, SUB-AREA 12)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. Plan Amendment 2017-II-M1 concerns approx. 1.4 acres generally located at 6707 Old Dominion Drive (Tax map # 30-2((9)) 73)) [formerly 30-2((9))73-76 and 84-88] in the Dranesville Supervisor District. The area is planned for office with ground floor retail uses at an intensity up to .7 FAR . The amendment will consider adding an option for mixed-use to include residential use (approximately 50 units) at an intensity up to 2.0 FAR. Recommendations relating to the transportation network may also be modified. PA 2017-II-M1 is concurrently under review with Rezoning application RZ 2017-DR-026.	K. Newton	<b>D/O TO 2/8/18</b> (P/H from 1/18/18) (from 2/15/18)
<a href="#"><u>Zoning Ordinance Code Amendment</u></a> (Countywide)	The proposed amendments to Chapter 112 (Zoning Ordinance) and Appendix Q (Land Development Services Fee Schedule) of the Fairfax County Code add flexibility to the regulatory process by eliminating the need for some parking reductions, providing for administrative approval of some parking reductions currently requiring Board of Supervisors (Board) approval, and providing for Board approval of parking reductions ineligible for consideration under the current parking reduction provisions.	J. Friedman	<b>ADOPTION REC</b> (P/H from 1/24/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>AR 2010-SP-001</u></a> (Springfield)	<a href="#"><u>CHARLES R. AND KATHERINE ARMSTRONG</u></a> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 11921 Henderson Rd., Clifton, 20124 on approx. 40.00 ac. of land zoned R C and WS. Tax Map 95-3 ((1)) 16Z.	H. Clark	<b>APPROVAL REC</b>
<a href="#"><u>RZ/FDP 2010-PR-023</u></a> (Providence)	<a href="#"><u>THE MITRE CORPORATION</u></a> – Appls. to rezone from PTC, C-3 and HC to PTC and HC to permit office use with an overall Floor Area Ratio (FAR) of 2.19 and approval of the conceptual and final development plan. Located on the eastern terminus of Colshire Dr., W. of Dartford Dr. on approx. 22.50 ac. of land. Comp. Plan Rec: office use. Tax Map 30-3 ((28)) 3A1, 4A3 and 4C. (Concurrent with PCA 2011-PR-011 and SE 2010-PR-034).	S. Gardner	<b>APPROVAL REC</b> (from indef.)
<a href="#"><u>PCA 2011-PR-011</u></a> (Providence)	<a href="#"><u>THE MITRE CORPORATION</u></a> – Appl. to amend the proffers for RZ 2011-PR-011 previously approved for mixed-use to permit deletion of land area. Located in the S. E. quadrant of Colshire Dr. the future extension of Colshire Meadow Dr. on approx. 2.90 ac. of land zoned PTC and HC. Comp. Plan Rec: office use. Tax Map 30-3 ((28)) 4C.	S. Gardner	<b>APPROVAL REC</b> (from indef.)

(Concurrent with RZ/FDP 2010-PR-023 and SE 2010-PR-034).

SE 2010-PR-034  
*(Providence)*

**THE MITRE CORPORATION** – Appl. under Sect. 6-504 of the Zoning Ordinance to permit an increase in FAR in the PTC District. Located at 7596 Colshire Dr., McLean, 22102 on approx. 2.90 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) 4C. (Concurrent with RZ/FDP 2010-PR-023 and PCA 2011-PR-011).

S. Gardner

**APPROVAL REC**  
*(from indef.)*

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, February 8, 2018**

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

Posted: 2/8/18  
Revised: 2/9/18

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

**FEATURES SHOWN**

**2232-M17-37** - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2015-DR-027</u></a> <a href="#"><u>Addendum 1</u></a> <a href="#"><u>Addendum 2</u></a> (Dranesville)	<a href="#"><u>MAHLON A. BURNETTE, III AND MARY H. BURNETTE</u></a> – 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. Dranesville District. Tax Map 7-4 ((1)) 47.	B. Katai	<b>D/O TO 3/1/18</b> (D/O from 1/18/18) (P/H from 12/6/17)
<a href="#"><u>SE 2017-BR-023</u></a> <a href="#"><u>Addendum</u></a> (Braddock)	<a href="#"><u>DANIEL AND MATTHEW INVESTMENTS LP</u></a> – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a child care center. Located at 11909 and 11917 Lee Hwy. and 4613 Holly Ave., Fairfax, 22030 on approx. 2.91 ac. of land zoned R-1 and WS. Tax Map 56-1 ((7)) 2, 3, 8 and 8A.	K. Atkinson	<b>APPROVAL REC</b> (P/H from 1/25/18) (from 1/18/18) (from 12/6/17) (from 12/7/17)
<a href="#"><u>PA 2017-II-M1</u></a> (Dranesville)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (MCLEAN COMMUNITY BUSINESS CENTER, SUB-AREA 12)</u></a> – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the <i>Code of Virginia</i> , Title 15.2, Chapter 22. Plan Amendment 2017-II-M1 concerns approx. 1.4 acres generally located at 6707 Old Dominion Drive (Tax map # 30-2((9)) 73)) [formerly 30-2((9))73-76 and 84-88] in the Dranesville Supervisor District. The area is planned for office with ground floor retail uses at an intensity up to .7 FAR. The amendment will consider adding an option for mixed-use to include residential use (approximately 50 units) at an intensity up to 2.0 FAR. Recommendations relating to the transportation network may also be modified. PA 2017-II-M1 is concurrently under review with Rezoning application RZ 2017-DR-026.	K. Newton	<b>ADOPTION REC</b> (D/O from 2/1/18) (P/H from 1/18/18) (from 2/15/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2017-SU-008</u></a> (Sully)	<a href="#"><u>VIGARIO MANAGEMENT CORP.</u></a> – Appl. under Sect. 4-804, 7-607, 9-601 and 9-610 of the Zoning Ordinance to permit a fast food restaurant with a drive through window in a Highway Corridor Overlay District and waiver of minimum lot area and lot width requirements. Located at 13839 Lee Hwy., Centreville, 20121 on approx. 27,540 sq. ft. of land zoned C-8, WS, SC and HC. Tax Map 54-4 ((1)) 103 and 103B.	K. Atkinson	<b>D/O TO 3/15/18</b> (from 1/11/18) (from 11/9/17) (from 9/28/17)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, February 15, 2018  
Meeting Starts At 7:30 p.m.**

Posted: 2/15/18  
Revised: 2/16/18

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

**COMMITTEE MEETINGS**

**None at this time**

**FEATURES SHOWN**

**2232-M17-37 - Green Spring Gardens, 4603 Green Spring Road, Alexandria, VA 22132 (Deadline: 4/23/18)**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>PA 2017-III-T1</u> (Hunter Mill)	<b><u>COMPREHENSIVE PLAN AMENDMENT (SUNSET HILLS REALIGNMENT)</u></b> – 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 planned transportation improvements for Sunset Hills Road at the intersection with Hunter Mill Road, Tax Maps 18-3 and 18-4, in the Hunter Mill Supervisor District. The amendment will consider realigning the planned improvement of Sunset Hills Road to intersect with Hunter Mill Road at Crowell Road. Additional transportation recommendations may be modified.	K. Calkins	<b>ADOPTION REC</b> (P/H from 1/24/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<u>PCA 82-L-030-13</u> <u>Addendum</u> (Lee)	<b><u>WHITE HORSE FOUR, LLC</u></b> – Appl. to amend the proffers for RZ 82-L-030, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 16.13 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Maps 91-1 ((12)) N. (Concurrent with PCA 87-L-031-03 and SE 2015-LE-031).	C. Judge	<b>P/H TO 4/26/18</b> (from indef.)
<u>PCA 87-L-031-03</u> <u>Addendum</u> (Lee)	<b><u>WHITE HORSE FOUR, LLC</u></b> – Appl. to amend the proffers for RZ 87-L-031, previously approved for commercial development, to permit a car wash and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.23. Located on the S. side of Charles Arrington Dr., E. of its intersection with Beulah St., on approx. 17.14 ac. of land zoned C-8. Comp. Plan Rec: Retail and Other Commercial Uses. Tax Maps 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N. (Concurrent with PCA 82-L-030-13 and SE 2015-LE-031).	C. Judge	<b>P/H TO 4/26/18</b> (from indef.)
<u>SE 2015-LE-031</u> <u>Addendum</u> (Lee)	<b><u>WHITE HORSE FOUR, LLC</u></b> – Appl. under Sect(s). 4-804 and 9-501 of the Zoning Ordinance to permit a car wash. Located at 6912 Manchester Blvd., Alexandria, 22310, on approx. 17.14 ac. of land zoned C-8. Tax Map 91-1 ((1)) 67 and 67E; and 91-1 ((12)) N. (Concurrent with PCA 82-L-030-13 and PCA 87-L-031-03).	C. Judge	<b>P/H TO 4/26/18</b> (from indef.)

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, February 15, 2018

Meeting Starts At 7:30 p.m.

Posted: 2/15/18  
Revised: 2/16/18

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

[PCA 2012-MV-008](#)  
(Mount Vernon)

**FPRP DEVELOPMENT, INC.** – Appl. to amend the proffers for RZ 2012-MV-008 previously approved for mixed use to permit modifications of the proffers with an overall Floor Area Ratio (FAR) of 0.15. Located on the W. side of Silverbrook Rd., S. of its intersection with White Spruce Way on approx. 16.04 ac. of land zoned PDC. Comp. Plan Rec: Alternate Uses. Tax Map 107-1 ((9)) H and White Spruce Way public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for White Spruce Way to proceed under Section 15.2-2272 (2) of the *Code of Virginia*).

B. Mayland

**APPROVAL REC**  
(from 1/11/18)

FDPA 1996-MV-037-06  
(Mount Vernon)

**SHON & CRYSTAL MOORE** – Appl. to amend the final development plan for FDP 96-V-037 to modify site and development conditions for Lot 3, Land Bay A1 to permit construction of an addition 17.2 ft. from a rear lot line. Located on the S. side of Henry Knox Dr., W. of Graysons Mill Ln. on approx. 3,600 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 3.

H. Ellis

**P/H TO 3/15/18**  
(from 2/8/18)

[SE 2011-MV-006 Addendum](#)  
(Mount Vernon)

**HAMDY H. ESLAQUIT D/B/A HAMDY'S CHILD CARE/SELIM M. ESLAQUIT** – Appl. under Sect(s). 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility with a maximum of 12 children. Located at 6606 Winstead Manor Ct., Lorton, 22079, on approx. 13,006 sq. ft. of land zoned PDH-2. Tax Map 99-2 ((17)) 31.

M. Tsai

**APPROVAL REC**  
(from indef.)

[2232-B17-21](#)  
(Braddock)

**DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by the Department of Public Works and Environmental Services to develop a Stormwater/Wastewater Consolidation Facility, to be located at 6000 Freds Oak Drive, Burke, VA 22015 and 10900 Clara Barton Drive, Fairfax Station, VA 22039. Tax Map Numbers: 77-3 ((1)) 11 & 13. Area III.

J. Buono

**D/O TO 2/22/18**  
(from 1/18/18)

[PFM Amendment](#)  
(Sargeant)  
(Countywide)

**CHAPTERS 107 (PROBLEM SOILS) CHAPTER 112 (ZONING ORDINANCE OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) AND THE PUBLIC FACILITIES MANUAL (PFM) RELATED TO THE COUNTY SOILS MAP AND USES EXEMPT FROM SITE PLAN REQUIREMENTS** – Proposal to consider amendments to Chapter 107 (Problem Soils) and Chapter 112 (Zoning Ordinance) of the Code of the County of Fairfax, Virginia (County Code) and the Public Facilities Manual (PFM) related to the County's Soil Map and uses exempt from site plan requirements.

T. Dhakal

**APPROVAL REC**

The proposed amendment to the County Soils Map is intended to more accurately delineate soil boundaries, provide more detailed information, and ensure the mapping stays current with changing land use. Edits to Chapters 4, 6, and 11 of the PFM and Chapter 107 of the County Code are also being made to clarify where soil maps can be found online and to help distinguish between the County's Soil Map

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**

**Thursday, February 15, 2018**  
**Meeting Starts At 7:30 p.m.**

Posted: 2/15/18  
Revised: 2/16/18

**KEY**  
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and the maps published by the Natural Resource Conservation Service. The proposed Zoning Ordinance amendment facilitates and streamlines the site plan process by clarifying the uses that are exempt from the site plan requirements, and increasing the amount of gross floor area and land disturbing activity for certain uses that are exempt from the site plan requirements. The amendment reorders the text of Par. 16 of Sect. 17-104 of the Zoning Ordinance and clarifies that the land disturbance area is the same as defined in County Code Chapter 104 (Erosion and Sedimentation Control).

PLAN  
AMENDMENT  
DSC-D1-1 AND  
DSC-D1-2  
(Hunter Mill)  
(Sully)

**COMPREHENSIVE PLAN AMENDMENT (PLAN STUDY DSC-D1-1 AND DSC-D1-2)** – 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 submission DSC-D1-1 (Middleton Farms), located at 13801 Frying Pan Road and 13713 Frying Pan Road, Tax Map # 24-2 ((1))1, 10 is approx. 66.96 ac. and is located in both the Dranesville and Sully Supervisor Districts. Submission DSC-D1-2 (Jackson Property), located at 13717 Frying Pan Road, Tax Map # 24-2((1))2, 3, 4 is approx. 7.35 ac. and is located in the Dranesville Supervisor District. Both submissions are under review as part of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1).

C. Johnson  
R. Dindyal

**DSC-D1-1**  
**ADOPTION REC**

**DSC-D1-2**  
**DEFER P/H TO**  
**INDEF.**

Tax Map # 24-2((1))1, 10 is planned for office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR with conditions. Tax Map # 24-2((1)) 2, 3, 4 is planned for public park use and office use up to .15 FAR, with an option for consolidation with the Tax Map # 24-2 ((1)) 1, 10, with conditions.

The amendment will consider adding an option for the subject properties for residential use up to a density of 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with RZ 2017-MD-027.

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, February 22, 2018

Meeting Starts At 7:30 p.m.

Posted:  
Revised: 2/16/18

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

Listed below are items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including the staff report, return to this page approximately two weeks prior to the meeting date and click on the application number. You can also contact the Department of Planning and Zoning staff at 703-324-1290.

### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">RZ/FDP 2016-HM-034</a> <a href="#">Addendum</a> (Hunter Mill)	Renaissance Centro 1801, LLC (W. side of Old Reston Avenue) (Residential; C-3 to PRM)	M. Tsai	(D/O from 1/25/18) (P/H from 12/6/17) (from 10/26/17) (from 9/28/17)
<a href="#">Plan Amendment</a> (Lee) (Mount Vernon)	PA 2015-IV-MV1 Embark Richmond Highway	J. Garcia	(P/H from 1/25/18) (from 12/7/17)
<a href="#">2232-B17-21</a> (Braddock)	DPWES 6000 Freds Oak Road, Fairfax, VA Maintenance and Stormwater Management Division (MSMD) and Fairfax County Stormwater Planning Division (SWPD) into a single consolidated facility Stormwater/Wastewater Consolidation Facility (SWCFS)	J. Buono	(P/H from 2/15/18) (from 1/18/18)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">PCA 2009-BR-015/</a> <a href="#">PCA-C-083-03</a> (Braddock)	College Town Associates Limited Partnership (10611 Braddock Road, Fairfax, VA) (Amend proffers associated with RZ 2009-BR-015)	K. Atkinson	(from 4/18/18)
<a href="#">SEA 84-L-013-02/</a> <a href="#">PCA 2003-LE-050</a> (Lee)	ECHO, Inc. (7205 and 7209 Old Keene Mill Road) (Amend to allow site modifications and parking in R District)	D. Creed	(from 1/25/18)

### ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ/FDP 2017-HM-009 (Hunter Mill)	Faraday Partners, LLC (W. side Michael Faraday Court) (I-4 and I-5 to PRM; Residential and Park)	A. Gonzalez	<b>P/H to 6/14/18</b> (from 1/10/18) (from 12/7/17)
RZ 2017-DR-023 (Dranesville)	Tradition Homes, LLC (E. side of Dranesville Road) (R-1 to R-3; Residential)	C. Lewis	<b>P/H to 4/18/18</b>