

# September 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	No PC Meeting		1
2	3 <i>Labor Day</i> <i>County Closed</i>	4	5  No PC Meeting	6  No PC Meeting	7	8
9	10	11	12 No PC Meeting <i>LUPR Committee</i> <i>6:30 p.m. – ZMOD</i> <i>8:00 p.m. – E-Plan</i> <i>8:30 p.m. – PFM Flex Project</i> <i>9:00 p.m. – Sign Ordinance</i> <i>Amendment</i> <i>Location: Board Conf. Room</i>	13  View Agenda	14	15
16	17	18	19  No PC Meeting	20  View Agenda	21	22
23	24	25	26  PC Meeting Cancelled	27  View Agenda	28	29
30						

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, September 13, 2018**

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

Posted: 9/13/18  
Revised: 9/14/18

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

**FEATURE SHOWN**

**2232-H18-8** – Sprint, 11921 Freedom Drive, Reston VA 20190 (Deadline: 10/4/18)

**MINUTES APPROVAL**

April and May 2018

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-HM-017</u></a> (Hunter Mill)	<a href="#"><u>JBG/RESTON EXECUTIVE CENTER, LLC</u></a> – Appls. to rezone from I-5 to PDC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.14 and approval of the conceptual and final development plan. Located on the N. side of Sunset Hills Rd. and W. side of Town Center Pkwy. on approx. 13.8 ac. of land. Comp. Plan Rec: Office/Transit Station Mixed-Use. Tax Map 17-3 ((1)) 28A, 28B and 28C.	Mary Ann Tsai	<b>APPROVAL REC</b> (P/H from 7/26/18) (from 7/12/18) (from 5/24/18) (from 4/18/18) (from 1/18/18)
<a href="#"><u>RZ 2017-DR-023 Addendum</u></a> (Dranesville)	<a href="#"><u>TRADITION HOMES, LLC</u></a> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.26 dwelling units per acre (du/ac). Located on the E. side of Dranesville Rd. approx. 960 ft. S. of its intersection with Wiehle Ave. on approx. 5.76 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 10-2 ((1)) 5.	Catherine Lewis	<b>D/O TO 9/20/18</b> (D/O from 7/25/18) (P/H from 6/28/18) (from 6/14/18) (from 5/17/18) (from 4/18/18) (from 3/22/18) (from 2/22/18)
<a href="#"><u>PA 2018-IV-MV2</u></a> (Mount Vernon)  <b><u>*New Public Hearing*</u></b>	<a href="#"><u>8800 RICHMOND HIGHWAY</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 2018-IV-MV2 concerns approx. eight ac. generally located at 8800 Richmond Highway (Tax map parcels 109-2 ((1)) 18C, 19 and 20) in the Mount Vernon Supervisor District. The area is planned for private open space. The amendment will consider residential use at a density up to 8 dwelling units per acre and the ability to achieve parcel consolidation and demonstrate that circumstances merit disturbance to the Environmental Quality Corridor (EQC); and that mitigation/compensation measures are provided to result in a net environmental benefit to the parcels and net benefits to most, if not all, the purposes of the EQC policy that are applicable to the proposed disturbances. Recommendations relating to the transportation network may also be modified. PA 2018-IV-MV2 is concurrently under review with Rezoning and Final Development Plan application RZ/FDP 2016-MV-018 and Special Exception application SE 2016-MV-016.	Jennifer Garcia	<b>P/H TO 10/24/18</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-HM-031</u></a> (Hunter Mill)	<a href="#"><u>PULTE HOME COMPANY, LLC</u></a> – Appls. to rezone from I-4 and I-5 to PDC to permit office and residential development with an overall Floor Area Ratio (FAR) of 0.88 and approval of the conceptual and final development plan. Located at 12700 Sunrise Valley Dr., Reston, 20191. on approx. 5.29 ac. of land. Comp. Plan Rec:	William Mayland	<b>APPROVAL REC</b> (from 7/19/18) (from 4/26/18) (from 11/16/17) (from 9/13/17)

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**KEY**  
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Residential Mixed Use. Tax Map 16-4 ((1)) 16B and 16-4 ((26)) 1 and 2. (Concurrent with PCA 80-C-086-02 and PCA 83-C-069-02).

[PCA 80-C-086-02](#)  
(Hunter Mill)

[PULTE HOME COMPANY, LLC](#) – Appl. to amend the proffers for RZ 80-C-086 to permit deletion of land area. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 0.94 ac. of land zoned 1-5. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((1)) 16 B (pt.) and 16-4 ((26)) 2 (pt.). (Concurrent with RZ/FDP 2016-HM-031 and PCA 83-C-069-02).

William  
Mayland

**APPROVAL REC**  
(from 7/19/18)  
(from 4/26/18)  
(from 11/16/17)  
(from 9/13/17)

[PCA 83-C-069-02](#)  
(Hunter Mill)

[PULTE HOME COMPANY, LLC](#) – Appl. to amend the proffers for RZ 83-C-069 to permit deletion of land area. Located at 12700 Sunrise Valley Dr., Reston, 20191 on approx. 4.35 ac. of land zoned 1-4. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((1)) 16B (pt.) and 16-4 ((26)) 1 and 2 (pt.). (Concurrent with RZ/FDP 2016-HM-031 and PCA 80-C-086-02).

William  
Mayland

**APPROVAL REC**  
(from 7/19/18)  
(from 4/26/18)  
(from 11/16/17)  
(from 9/13/17)

[SE 2017-DR-027](#)  
(Dranesville)

[PETER J. FITZGERALD JR.](#) – Appl. under Sect. 3-104, 9-011, 9-601, 9-610 and 9-615 of the Zoning Ordinance to permit a cluster subdivision and a waiver of minimum district size. Located at 7327 Georgetown Pike, McLean, 22102 on approx. 5.39 ac. of land zoned R-1. Tax Map 021-3 ((1)) 23 and 23A; 021-3 ((16)) A, 1 and 2.

Bob Katai

**D/O TO 9/27/18**  
(from 7/25/18)  
(from 6/14/18)  
(from 4/19/18)  
(from 4/19/18)  
(from 3/8/18)

[SE 2018-MA-006](#)  
(Mason)

[CALVARY CHURCH OF THE NAZARENE](#) – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a Church with a child care center (adult day care). Located at 8220 Little River Turnpike, Annandale, 22003 on approx. 18.24 ac. of land zoned R-2. Tax Map 59-3 ((1)) 32B.

Zachery  
Fountain

**APPROVAL REC**

[RZ/FDP 2016-HM-024](#)  
(Hunter Mill)

[JBG/1831 WIEHLE, LLC & EYA DEVELOPMENT, LLC](#) – Appls. to rezone from I-4 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 in the N. side of Dulles Toll Rd., E. side of Wiehle Ave., S. side of Sunset Hills Rd. and W. side of Michael Faraday Dr. on approx. 17.50 ac. of land. Comp. Plan Rec: Transit Station mixed use and Residential mixed use. Tax Map 17-4 ((18)) 1A, 1B, 2B and 3.

Mary Ann Tsai

**D/O TO 9/27/18**  
(from 7/26/18)  
(from 6/14/18)  
(from 5/17/18)  
(from 3/22/18)  
(from 2/15/18)  
(from 1/11/17)  
(from 12/6/17)

[FDP 2011-HM-013](#)  
(Hunter Mill)

[VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER](#) – Appl. to approve the final development plan for RZ 2011-HM-013 to permit electric substation. Located on the W. side of Leesburg Pike, approx. 700 ft. southwest of its intersection with Spring Hill Rd. on approx. 28,151 sq. ft. of land zoned PTC, SC and HC. Tax Map 29-3 ((1)) 3B (pt.) and 5 (pt.). (Concurrent with FDP 2011-HM-027).

Bob Katai

**APPROVED**

[FDP 2011-HM-027](#)  
(Hunter Mill)

[VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER](#) – Appl. to approve the final development plan for RZ 2011-HM-027 to permit electric substation. Located on the S.W. side of Leesburg Pike, approx. 700 ft. southwest of its intersection with Spring Hill Rd. on approx. 13,264 sq. ft. of land zoned PTC, SC and HC. Tax Map 29-3 ((1)) 2G (pt.). (Concurrent with FDP 2011-HM-013).

Bob Katai

**APPROVED**

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, September 13, 2018**

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

Posted: 9/13/18  
Revised: 9/14/18

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

PA 2018-III-BR1  
(Sully)

**COMPREHENSIVE PLAN AMENDMENT (DULLES  
SUBRUBAN BOUNDARY CHANGE; SULLY SHOPPING**

**CENTER** – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV2 concerns approx. 17.43 ac. generally located at 5001 and 5035 Westfields Boulevard (Tax Map Parcels 44-3 ((7)) B2 and B3), located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and bordered to the south by Sequoia Farms Drive in the Sully Supervisor District. The area is planned for retail use up to 0.25 Floor Area Ratio (FAR). The amendment will consider extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station shopping center. No proposed changes to planned land use.

Roger Dindyal **ADOPTION REC**

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, September 20, 2018**

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

Posted: 9/13/18  
Revised: 9/21/18

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

**FEATURE SHOWN**

**2232-H18-8** – Sprint, 11921 Freedom Drive, Reston VA 20190 (Deadline: 10/4/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">RZ 2017-DR-023 Addendum</a> (Dranesville)	<a href="#">TRADITION HOMES, LLC</a> – Appl. to rezone from R-1 to R-3 to permit residential development with a total density of 2.26 dwelling units per acre (du/ac). Located on the E. side of Dranesville Rd. approx. 960 ft. S. of its intersection with Wiehle Ave. on approx. 5.76 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 10-2 ((1)) 5.	Catherine Lewis	<b>APPROVAL REC</b> (D/O from 9/13/18) (D/O from 7/25/18) (P/H from 6/28/18) (from 6/14/18) (from 5/17/18) (from 4/18/18) (from 3/22/18) (from 2/22/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">RZ/FDP 2018-MV-006</a> (Mount Vernon)	<a href="#">NRP HUNTINGTON, LLC</a> – Appls. to rezone from C-3 to PDH-12 to permit residential development with an overall density of 9.81 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N.E. of intersection of Huntington Ave. and Metroview Pkwy. on approx. 6.32 ac. of land. Comp. Plan Rec: Office with option for Residential. Tax Map 83-1 ((1)) 42 and 49A.	Jay Rodenbeck	<b>APPROVAL REC</b>
<a href="#">RZ/FDP 2018-SU-008</a> (Sully)	<a href="#">K. HOVNANIAN HOMES AT PENDER OAKS, LLC</a> – Appls. to rezone from PDC, WS and HC to PDH-12, WS and HC to permit residential development with an overall density of 12.12 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located N. of Lee Jackson Memorial Hwy. approx. 315 ft. N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land. Comp. Plan Rec: Residential. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with PCA 2009-SU-020-03).	Sharon Williams	<b>D/O TO 9/27/18</b>
<a href="#">PCA 2009-SU-020-03</a> (Sully)	<a href="#">K. HOVNANIAN HOMES AT PENDER OAKS, LLC</a> – Appl. to amend the proffers for RZ 2009-SU-020 to delete land area. Located N. of Lee Jackson Hwy. approx. 315 ft. from N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land zoned PDC, WS and HC. Comp. Plan Rec: Residential. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with RZ/FDP 2018-SU-008).	Sharon Williams	<b>D/O TO 9/27/18</b>
<a href="#">FDPA-B-715-04</a> (Mount Vernon)	<a href="#">WILLIAM AND VALERIE BOCK</a> – Appl. to amend the final development plans for RZ -B-715 to permit three residential lots. Located on the W. side of Parker’s Ln., S. of Hinson Farm Rd. on approx. 7.12 ac. of land zoned PDH-5. Mount Vernon District. Tax Map 102-1 ((1)) 3C and 3D (pt.).	Jay Rodenbeck	<b>APPROVED</b> (from 7/19/18)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 20, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/13/18  
Revised: 9/21/18

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

[Z. O. Amendment](#)  
[Wireless](#)  
[Communications](#)  
[Infrastructure](#)

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on September 20, 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:

Lorrie Kirst

**P/H TO 10/18/18**

- (1) Amend Sect. 20-300 to add new definitions of co-locate, existing structure, new structure, project, wireless facility and wireless support structure that are consistent with § 15.2-2316.3 of the *Code of Virginia*; delete the mobile and land based telecommunication facility definition; and revise the mobile and land based telecommunication hub site, telecommunication facility, and small cell facility definitions by replacing references to mobile and land based telecommunication facilities with references to wireless facilities.
- (2) Revise Sect. 2-514 to:
  - a) Delete Par. 1 pertaining to structure or rooftop mounted antennas and delete Par. 2 pertaining to antennas mounted on utility poles or light poles.
  - b) Add new Par. 1 that requires Zoning Administrator approval of an administrative review-eligible project (AREP), as defined in Virginia Code § 15.2-2316.3, to include (i) certain new structures that do not exceed 50 feet in height and (ii) co-location on existing structures of non-small cell facilities, subject to limitations. [Option –allow co-locations on certain replacement structures].
  - c) Add new Par. 1A to include new structure limitations. Specifically:
    - i) New structures may not exceed 50 feet in height, provided that such structures with attached wireless facilities may not extend more than 10 feet above the tallest existing utility pole within 500 feet of the new structure within the same public right-of-way (ROW) or within the existing line of utility poles and may not be located within any Historic District.
    - ii) Poles must be designed to support small cell facilities and be constructed of materials and colors that closely replicate or match existing utility poles within the same ROW or line of poles.
    - iii) Associated equipment, wires, cables and conduits mounted on the new structure must be designed to minimize visual impact through the use of matching materials or colors, by minimizing the distance these facilities may extend from the pole, and by requiring any cables or wires to be completely enclosed within a cabinet or structure.
    - iv) Property owner consent must be provided.
    - v) New structures are subject to the undergrounding

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, September 20, 2018**  
**Meeting Starts at 7:30 p.m.**

Posted: 9/13/18  
Revised: 9/21/18

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restriction in Par. f below. [Option – eliminate this provision if the undergrounding restriction is not adopted].

- vi) A minimum distance of 300 feet [*Option - any distance from 200 to 500 feet*] must be provided between the new structure and other wireless support structures and associated wireless facilities, except where this requirement would result in a prohibition on the provision of personal wireless service.
- d) Add new Par. 1B to include co-location limitations. Specifically:
- i) Antennas and associated mounting must be fully enclosed, flush mounted, or fully screened.
  - ii) Equipment cabinets must be fully enclosed in an existing structure or designed to match or blend with the structure on which it is located.
  - iii) Each carrier is limited to one ground mounted equipment cabinet.
  - iv) Co-location may occur on a replacement utility pole or light pole, provided that the replacement pole is located within a 6 foot perimeter of the existing pole, and the replacement pole must meet maximum height and diameter limitations. [Option – the provisions allowing co-locations on replacement poles may be eliminated].
  - iv) Consent from the existing structure owner must be provided.
- e) Add new Par. 1C which limits ground mounted equipment associated with an AREP to a maximum height of 12 feet or 500 square feet in gross floor area; requires a minimum distance of 10 feet from all lot lines or street right-of-way lines; and requires the equipment to be screened. Equipment located within an existing structure, or equipment designed to be a bench, mailbox or other structure exempt from the minimum yard requirements under Par. 2 of Sect. 2-104, is not subject to the provisions of this paragraph.
- f) Add new Par. 1D to allow the Zoning Administrator to disapprove an application for a new structure if proposed to be located in an area where the Comprehensive Plan encourages public utilities to be placed underground and (a) the Comprehensive Plan objective pre-existed at least 3 months prior to the submission of the application; (b) co-location on existing structures in that area is still allowed; (c) replacement structures are still allowed; (d) disapproval does not unreasonably discriminate or prohibit the provision of personal wireless service; and (e) any new structure may not have above-ground wiring or cables connecting to electricity or facilities on other structures.

# FAIRFAX COUNTY PLANNING COMMISSION

## DETAILED MEETING AGENDA

Thursday, September 20, 2018

Meeting Starts at 7:30 p.m.

Posted: 9/13/18  
Revised: 9/21/18

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

*[Option –the Board may adopt text making the Zoning Administrator’s disapproval of such an application mandatory or eliminate this new Par. 1D in its entirety].*

- g) Revise Par. 2 to allow wireless telecommunication hub sites to locate in all C Districts, I-1 through I-6 Districts, commercial areas of P districts, and in all R district on lots that are vacant, open space, or are not residentially developed.
  - h) Add new Par. 4 to clarify that new structures that are not AREPs are Standard Process Projects under § 15.2-2316.3 and require special exception approval by the Board.
  - i) Add new Par. 5 to prohibit commercial advertising on wireless facilities.
  - j) Add new Par. 6 to limit lighting on wireless facilities that are up to 100 feet in height to light poles or when required by the State or County. When wireless facilities are greater than 100 feet in height, a steady red marker light must be installed unless waived by the Zoning Administrator after coordination with the Police Department.
  - k) Add new Par. 7 to specify that all applications involving wireless facilities, including small cell facilities, standard process projects, AREPs, and eligible facility requests under the Spectrum Act that are electronically submitted outside of business hours will be deemed to be received on the next business day.
- (3) Amend Sect. 2-519 to clarify that the installation of a small cell facility on a new structure approved by the Zoning Administrator under Par. 1A of Sect. 2-514 is also subject to approval by the Zoning Administrator of a small cell facility permit.
  - (4) Revise Sect. 9-105 to clarify that wireless facilities that do not meet the provisions of Sect. 2-514 or 2-519 are Standard Process Projects under § 15.2-2316.3 requiring special exception (SE) approval by the Board, and any wireless facilities that are clearly depicted on the SE plat and approved as part of the SE would not be subject to a separate small cell facility permit or an AREP that would otherwise be required.
  - (5) Revise Sect. 18-106 to (a) add a new AREP permit fee of \$500 and a Standard Process Fee of \$6200 *[Option - any Standard Process Project application fee up to \$16,375]*; (b) clarify that Category 1 SE uses that are standard process projects under §15.2-2316.3 are subject to the Standard Process Project application fee; and (c) clarify that public facilities requiring review under § 15.2-2232 of the Code of Virginia are subject only to the AREP or Standard Process fee listed above.
  - (6) Replace all references to mobile and land based telecommunication facilities with references to wireless facilities in Articles 2, 3, 4, 5, 9 and 20.
  - (7) Amend Sect. 2-501 to allow AREPs to locate on the same lot with a dwelling unit.

**FAIRFAX COUNTY PLANNING COMMISSION**

**DETAILED MEETING AGENDA**

**Thursday, September 20, 2018**

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

*Posted: 9/13/18*  
*Revised: 9/21/18*

**KEY**  
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**D/O – Decision Only**

- (8) Revise Par. 3 of Sect. 7-204 to allow the Zoning Administrator to consider the recommendations of the Architectural Review Board (ARB) in making final decisions on small cell facility permits when the application site is located within an historic district, provided that the ARB recommendation is made within the initial 60 days or an extended 30-day period from the filing of a complete application.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, September 26, 2018**

*Posted: 7/31/18*  
*Revised: 9/4/18*

**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.

**PC MEETING CANCELLED**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, September 27, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 9/13/18  
Revised: 9/28/18

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

**FEATURE SHOWN**

**2232-H18-8** – Sprint, 11921 Freedom Drive, Reston VA 20190 (Deadline: 10/4/18)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2016-HM-024</u></a> (Hunter Mill)	<b><u>JBG/1831 WIEHLE, LLC &amp; EYA DEVELOPMENT, LLC</u></b> – Appls. to rezone from I-4 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 in the N. side of Dulles Toll Rd., E. side of Wiehle Ave., S. side of Sunset Hills Rd. and W. side of Michael Faraday Dr. on approx. 17.50 ac. of land. Comp. Plan Rec: Transit Station mixed use and Residential mixed use. Tax Map 17-4 ((18)) 1A, 1B, 2B and 3.	Mary Ann Tsai	<b>D/O TO 10/11/18</b> (P/H from 9/13/18) (from 7/26/18) (from 6/14/18) (from 5/17/18) (from 3/22/18) (from 2/15/18) (from 1/11/17) (from 12/6/17)
<a href="#"><u>SE 2017-DR-027</u></a> (Dranesville)	<b><u>PETER J. FITZGERALD JR.</u></b> – Appl. under Sect. 3-104, 9-011, 9-601, 9-610 and 9-615 of the Zoning Ordinance to permit a cluster subdivision and a waiver of minimum district size. Located at 7327 Georgetown Pike, McLean, 22102 on approx. 5.39 ac. of land zoned R-1. Tax Map 021-3 ((1)) 23 and 23A; 021-3 ((16)) A, 1 and 2.	Bob Katai	<b>APPROVAL REC</b> (P/H from 9/13/18) (from 7/25/18) (from 6/14/18) (from 4/19/18) (from 4/19/18) (from 3/8/18)
<a href="#"><u>RZ/FDP 2018-SU-008</u></a> (Sully)	<b><u>K. HOVNANIAN HOMES AT PENDER OAKS, LLC</u></b> – Appls. to rezone from PDC, WS and HC to PDH-12, WS and HC to permit residential development with an overall density of 12.12 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located N. of Lee Jackson Memorial Hwy. approx. 315 ft. N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land. Comp. Plan Rec: Residential. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with PCA 2009-SU-020-03).	Sharon Williams	<b>APPROVAL REC</b> (P/H from 9/20/18)
<a href="#"><u>PCA 2009-SU-020-03</u></a> (Sully)	<b><u>K. HOVNANIAN HOMES AT PENDER OAKS, LLC</u></b> – Appl. to amend the proffers for RZ 2009-SU-020 to delete land area. Located N. of Lee Jackson Hwy. approx. 315 ft. from N.W. of Fair Ridge Dr. on approx. 18.07 ac. of land zoned PDC, WS and HC. Comp. Plan Rec: Residential. Tax Map 46-3 ((1)) 15A1 and 15C. (Concurrent with RZ/FDP 2018-SU-008).	Sharon Williams	<b>APPROVAL REC</b> (P/H from 9/20/18)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>AR 93-S-003-03</u></a> (Springfield)	<b><u>THE FARM AT CLIFTON STATION, LLC</u></b> – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of AF 93-S-003 previously approved agricultural and forestal district. Located at 13442 Compton Rd., Clifton, 20124 on approx. 28 ac. of land zoned R C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 75-1 ((1)) 8Z.	Harvey Clark	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Thursday, September 27, 2018  
Meeting Starts at 7:30 p.m.**

Posted: 9/13/18  
Revised: 9/28/18

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

[SE 2014-SU-042](#)  
[Addendum](#)  
(Sully)

[MONTESSORI MANSION/NAIMA QADIR DAR](#) – Appl. under Sects. 6-105 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.

Kelly Atkinson **DEFER  
INDEFINITELY**

[SE 2018-MA-003](#)  
(Mason)

[NORTHPOINT REALTY PARTNERS, LLC](#) – Appl. under Sects. 5-402 and 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR) from 0.5 to 0.7. Located at 6375 Bren Mar Dr., Alexandria, 22312 on approx. 6.04 ac. of land zoned I-4. Tax Map 81-1 ((1)) 8A. (Concurrent with PCA 86-L-056-05).

Sharon Williams **APPROVAL REC**  
(from 7/19/18)

[PCA 86-L-056-05](#)  
(Mason)

[NORTHPOINT REALTY PARTNERS, LLC](#) – Appl. to amend the proffers for RZ 86-L-056 previously approved for office uses to permit a self-storage facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.70. Located on the S. side of Bren Mar Dr. approx. 2,100 ft. E. of its intersection with General Washington Dr. on approx. 6.04 ac. of land zoned I-4. Comp. Plan Rec: Industrial. Tax Map 81-1 ((1)) 8A. (Concurrent with SE 2018-MA-003).

Sharon Williams **APPROVAL REC**  
(from 7/19/18)

[AR 84-D-004-04](#)  
(Dransville)

[CHARLES NICHOLS AND LAURA NICHOLS](#) – A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of AF 84-D-004 previously approved agricultural and forestal district. Located at 438 River Bend Rd., Great Falls, 22066 on approx. 33.87 ac. of land zoned R E. Please call the Zoning Evaluation Division at 703-324-1290 after September 27, 2018 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Tax Map 8-3 ((9)) 13Z; 8-4 ((1)) 33Z and 34Z; 8-4 ((9)) 10Z and 14Z.

Harvey Clark **APPROVAL REC**

[PA 2017-CW-6CP](#)  
(Cortina)  
(Countywide)

[COMPREHENSIVE PLAN AMENDMENT \(NON-OFFICE BUILDING REPURPOSING\)](#) – 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 modifications to countywide guidance contained in Appendix 13 of the Land Use element of the Policy Plan of the Comprehensive Plan to address potential repurposing of non-office commercial buildings to alternative land uses not envisioned by the Comprehensive Plan. Appendix 13 currently sets forth policy recommendations for the repurposing of vacant, partially vacant, and underutilized office buildings to alternative land uses not envisioned under the Comprehensive Plan. The proposed revisions would incorporate guidance for non-office commercial structures in areas planned for retail and other non-office commercial uses. Additional minor modifications to other portions of Policy Plan guidance are also being considered, to integrate the notion of building repurposing into adopted guidance related to revitalization and redevelopment.

Michael Lynskey **ADOPTION REC**

[RZ 2018-MV-007](#)  
(Mount Vernon)

[LAFAYETTE BUILDING, LLC](#) – Appl. to rezone from C-2 to C-5 to permit commercial uses, waiver of minimum lot size, width, setback and increase in office percentage in accordance with Sects. 9-515 and 9-610 of the Zoning Ordinance with an overall Floor Area Ratio (FAR) of 0.27. Located on the N.W. corner of the intersection of

Jay Rodenbeck **P/H TO 10/11/18**  
(from 7/19/18)

**FAIRFAX COUNTY PLANNING COMMISSION**  
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Lafayette Dr. and Fort Hunt Rd. on approx. 20,322 sq. ft. of land.  
Comp. Plan Rec: Office. Tax Map 102-2 ((2)) (1) 605 and 606.

[SEA 2006-LE-030](#)  
[Addendum](#)  
(Lee)

[PMIG 1009, LLC](#) – Appl. under Sects. 4-604, 7-607 and 9-505 of the Zoning Ordinance to amend SE 2006-LE-030 previously approved for a service station, mini-mart and car wash, to permit a service station, quick-service food store, and car wash in a Highway Corridor Overlay District. Located at 5500 Franconia Rd., Alexandria, 22310 on approx. 31,776 sq. ft. of land zoned C-6 and HC. Tax Map 81-4 ((1)) 71C.

Kelly Posusney **P/H TO 10/25/18**  
(from 9/27/18)

[SE 2017-PR-011](#)  
(Providence)

[MARTIN-LEPPERT-SIPES POST 9274, VFW & A/K/A](#)  
[FALLS CHURCH VFW CLUB & FRAT. ORDER OF](#)  
[POLICE NOVA LODGE 35, INC.](#) – Appl. under Sects. 3-404, 4-304 and 9-301 of the Zoning Ordinance to permit a private club/public benefit association. Located at 7118 Shreve Rd. and 2343 Chestnut St., Falls Church, 22043 on approx. 1.03 ac. of land zoned R-4, C-3 and HC. Tax Map 40-3 ((1)) 107A and 114.

Jay Rodenbeck **P/H TO 10/11/18**  
(from 7/19/18)  
(from 3/22/18)  
(from 2/15/18)  
(from 1/24/18)  
(from 10/26/17)