

December 2019

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 PC Meeting View Agenda	5 No PC Meeting	6	7
8	9	10 Schools Committee 7:30 p.m. Bd. Conf. Room	11 PC Meeting View Agenda	12 No PC Meeting	13	14
15	16	17	18 No PC Meeting	19 No PC Meeting	20	21
22	23	24	25 <i>Christmas</i>	26	27	28
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 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 4, 2019
Meeting Starts at 7:30 p.m.

Posted: 12/5/19
 Revised: 12/5/19

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<p><u>PA 2018-IV-S2</u> (Mount Vernon)</p>	<p><u>COMPREHENSIVE PLAN AMENDMENT (TERMINAL ROAD)</u> – 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-S2 concerns approx. 6.38 ac. generally located at the cul-de-sac of Terminal Road (Tax Map # 99-1 ((1)) 5E), south of Newington Road, in the Mount Vernon Supervisor District. The area is planned for industrial use at an intensity of .35 FAR. The amendment will consider hotel, restaurant and self-storage uses on the subject property up to an intensity of .70 FAR, and evaluate access options from Loisdale Road, Newington Road and Terminal Road as well as the adopted Transportation Plan recommendations for the Loisdale Road and Newington Road intersection. PA 2018-IV-S2 is under review concurrently with Special Exception application SE 2018-MV-015.</p>	<p>Michael Lynskey</p>	<p>DEFER P/H HEARING INDEFINITELY</p>
<p><u>Zoning Ordinance Amendment</u> (Countywide) (Sargeant)</p>	<p><u>ZONING ORDINANCE AMENDMENT (LOT LINE AND LOT WIDTH)</u> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows:</p> <ol style="list-style-type: none"> (1) Delete the portion of the lot line definition in Sect. 20-300 which states that “[w]here a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc.” (2) Revise the lot width definition in Sect. 20-300 to clarify that: <ol style="list-style-type: none"> (1) On reverse frontage lots, lot width is measured in the yard facing the local street; and (2) On through lots, lot width may be measured from any street line. 	<p>Ryan Johnson</p>	<p>D/O TO 12/11/19 (from 10/2/19)</p>
<p>PCA 85-L-006 (Lee)</p>	<p>APAH OAKWOOD, LLC – Appl. to amend the proffers for RZ 85-L-006 previously approved for residential development to permit an independent living facility and associated modifications to proffers and site design with an overall density of 24.2 du/ac. Located on the S.W. corner of the intersection of Oakwood Rd. and South Van Dorn St. on approx. 6.21 ac. of land zoned R-8. Comp. Plan Rec: Open Space with an option for up to 150 units and affordable multifamily senior living. Tax Map 81-2 ((1)) 17C and 81-4 ((1)) 32, 33 and 34. (Concurrent with SE 2019-LE-013).</p>	<p>Daniel Creed</p>	<p>P/H TO 1/15/20</p>

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SE 2019-LE-013
(Lee)

APAH OAKWOOD, LLC – Appl. under Sects. 3-604, 9-006, 9-304 and 9-306 of the Zoning Ordinance to permit an independent living facility. Located at 5815, 5839, 5901 and 5907 South Van Dorn St., Alexandria, 22310 on approx. 6.21 ac. of land zoned R-8. Tax Map 81-2 ((1)) 17C and 81-4 ((1)) 32, 33 and 34. (Concurrent with PCA 85-L-006).

Daniel Creed

P/H TO 1/15/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 11, 2019
Meeting Starts at 7:30 p.m.

Posted: 12/12/19
 Revised: 12/12/19

KEY
P/H – Public Hearing
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MINUTES APPROVAL
May, June, July 2019

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-DR-020 Addendum</u> (Dranesville)	<u>FAIR LIGHT, LLC</u> – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot size requirements. Located at 8514 Lewinsville Rd., McLean, 22102 on approx. 2.54 ac. of land zoned R-1. Tax Map 29-1 ((3)) 13.	Katelyn Quinn	APPROVAL REC (D/O from 11/13/19) (P/H from 11/6/19) (from 9/11/19) (from 6/26/19) (from 5/8/19) (from 2/27/19)
<u>RZ 2018-PR-021</u> (Providence)	<u>GEORGELAS, LLC</u> – Appl. to rezone from C-8, I-4 and HC to PTC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.5. Located on the N. side of Tyco Rd. approx. 1/8th mile E. of its intersection with Leesburg Pike on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed-Use, Office and Park/Open Space. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with RZ 2018-PR-022 and FDP 2018-PR-022).	Stephen Gardner	D/O TO 3/11/20 (D/O from 10/10/19) (P/H from 9/25/19) (from 9/11/19) (from 7/17/19)
<u>RZ 2018-PR-022</u> (Providence)	<u>GEORGELAS, LLC</u> – Appl. to rezone from I-5, C-7, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 4.73. Located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. on approx. 7.32 ac. of land. Comp. Plan Rec: Transit Station Mized-Use and Residential Mixed-Use. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55. (Concurrent with RZ 2018-PR-021 and FDP 2018-PR-022).	Stephen Gardner	D/O TO 3/11/20 (D/O from 10/10/19/ (P/H from 9/25/19) (from 9/11/19) (from 7/17/19)
<u>Zoning Ordinance Amendment</u> (Countywide) (Sargeant)	<u>ZONING ORDINANCE AMENDMENT (LOT LINE AND LOT WIDTH)</u> – An amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) Delete the portion of the lot line definition in Sect. 20-300 which states that “[w]here a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc.” (2) Revise the lot width definition in Sect. 20-300 to clarify that: (1) On reverse frontage lots, lot width is measured in the yard facing the local street; and (2) On through lots, lot width may be measured from any street line.	Ryan Johnson	ADOPTION REC (P/H from 12/4/19) (from 10/2/19)

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<u>SE 2019-MA-004</u> (Mason)	<u>CHICK-FIL-A, INC.</u> – Appl. under Sects. 7-100, 7-067 and 9-500 of the Zoning Ordinance to permit a restaurant with drive-thru in a Highway Corridor Overlay District. Located at 7120 Little River Tpke., Annandale, 22003 on approx. 1.12 ac. of land zoned C-6, CRD, SC and HC. Tax Map 71-1 ((1)) 110, 111 and 112.	Sharon Williams	D/O TO 1/8/20 (from 12/4/19) (from 10/2/19)
<u>PCA 93-V-028-03</u> (Mount Vernon)	<u>9360 RICHMOND HIGHWAY, LLC</u> – Appl. to amend the proffers for RZ 93-V-028 previously approved for drive-in financial institution to permit an office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.128. Located on the N. side of Lorton Rd. and W. side of Richmond Hwy. on approx. 3.55 ac. of land zoned C-5. Comp. Plan Rec: Retail. Tax Map 108-3 ((2)) 2A and 2B. (Concurrent with SEA 2007-MV-031).	Joseph Onyebuchi	APPROVAL REC
<u>SEA 2007-MV-031</u> (Mount Vernon)	<u>9360 RICHMOND HIGHWAY, LLC</u> – Appl. under Sects. 4-504, 9-011 and 18-202 of the Zoning Ordinance to amend SE 2007-MV-031 previously approved for a drive through pharmacy and drive through financial institution to permit deletion of land area and associated modifications to site design and development conditions. Located at 9360 Richmond Hwy., Lorton, 22079 on approx. 1.25 ac. of land zoned C-5. Tax Map 108-3 ((2)) 2B. (Concurrent with PCA 93-V-028-03).	Joseph Onyebuchi	APPROVAL REC
<u>AF 2019-SU-003</u> (Sully)	<u>ZAFARALLAH KHAN</u> – A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 6745 Bull Run Post Office Rd., Centreville, 20120. on approx. 22.91 ac. of land zoned R-C and WS. Tax Map 53-3 ((1)) 5.	Daniel Creed	APPROVAL REC
<u>SE 2019-SU-016</u> (Sully)	<u>SADAF AZHAR RASHID KHAN</u> – Appl. under Sect. 6-405 of the Zoning Ordinance to permit a home child care facility. Located at 13967 Endeavour Dr., Herndon, 20171 on approx. 1,267 sq. ft. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) 10.	Daniel Creed	APPROVAL REC
<u>SEA 95-P-022</u> (Providence)	<u>BURKE PETROLEUM REALTY, LLC</u> – Appl. under Sects. 7-607, 9-505 and 9-610 of the Zoning Ordinance to amend SE 95-P-022 previously approved for a service station with quick service food store with a waiver of the minimum lot width and lot size requirements in a Highway Corridor Overlay District to permit modification of development conditions. Located at 2081 Chain Bridge Rd., Vienna, 22182 on approx. 23,994 sq. of land zoned C-8, SC and HC. Tax Map 39-1 ((3)) 1A.	Daniel Creed	P/H TO 1/8/20 (from 10/16/19) (from 7/24/19) (from 5/1/19)