

# December 2015

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 No PC Meeting	3 View Agenda <i>The Environment Committee</i>	4	5
6	7	8	9 View Agenda	10 View Agenda	11	12
13	14	15	16 No PC Meeting	17 No PC Meeting	18	19
20	21	22	23 No PC Meeting	24 County Holiday	25 	26
27	28	29	30 No PC Meeting	31 New Year's Eve 		

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**  
**Thursday, December 3, 2015**

Posted: 12/3/15  
 Revised: 12/4/15

**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.

**CONSENT AGENDA**

**None at this time**

**FEATURES 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>
<a href="#"><u>FDPA 2003-LE-025-05</u></a> (Lee)	<a href="#"><u>JEFFREY D. CLINE</u></a> – Appl. to amend a final development plan for RZ 2003-LE-025 to permit modifications of yard requirements for lot 85 and associated changes to the development conditions. Located approx. 1,200 ft. S. of the intersection of South Van Dorn St. and Franconia Rd., on approx. 3,720 sq. ft. of land zoned PDH-5, HC. Tax Map 81-4 ((48)) 85.	B. Katai	<b>DEFER P/H TO 1/21/16</b>
<a href="#"><u>CSPA 2006-SU-007</u></a> (Sully)	<a href="#"><u>DISCOVERY SQUARE VENTURES, LLC</u></a> – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2006-SU-007 to permit sign modifications. Located at 3112 Centreville Rd., Herndon, 20171, on approx. 6.01 ac. of land zoned PRM, WS. Tax Map 24-4 ((1)) 6H.	C. Bishop	<b>APPROVED</b>
<a href="#"><u>FDP 2010-PR-022-02</u></a> (Providence)	<a href="#"><u>TMG SOLUTIONS PLAZA LAND, LP</u></a> – Appl. to approve the final development plan for RZ 2010-PR-022 to permit office and retail. Located on the N. side of Leesburg Pike extending to Greensboro Dr., W. and S. of Solutions Dr., on approx. 12.58 ac. of land zoned PTC, TYS, SC, and HC. Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7B1 pt., 7C1 pt., and 7E1 pt.	B. Katai	<b>APPROVED</b>
<a href="#"><u>PA 2015-IV-T1</u></a> (Mount Vernon)	<a href="#"><u>COMPREHENSIVE PLAN AMENDMENT (NEWINGTON ROAD)</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. This Amendment concerns planned improvements for Newington Road, between Cinderbed Road and Telegraph Road, in the Mount Vernon Supervisor District. The adopted Plan for this area recommends widening Newington Road to 4 lanes, from Loisdale Road to Cinderbed Road (including improving an existing one-lane underpass under the CSX railroad tracks) and improving the 2 lane segment, from Cinderbed Road to Telegraph Road. Specific improvements are unidentified but could include widening, straightening, adding turn lanes, sidewalks, or some combination where necessary. The Trails Plan calls for a major paved trail, west of Cinderbed Road, and a minor paved trail to the east. The Board requested that staff consider the removal of all planned improvements for the segment of Newington Road located between Cinderbed Road	K. Morley-Nikfar	<b>DEFER INDEF.</b> (from 11/5/15) (from 9/30/15)

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and Telegraph Road and analyze the potential impacts of removing these planned improvements.

2232-V15-1  
(Mount Vernon)

**FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to locate a proposed levee, to be generally located in Huntington Park, Alexandria, VA 22303. The Huntington Levee is to be located on Tax Maps 0831 14C 0118A (2219 Fairfax Terrace), 0831 16 0019A (2300 Fairfax Terrace), 0831 16 0019B-C (no address assigned) 0831 16 0020B-C (5634 Fenwick Drive), 0831 16 0013A (5631 Fenwick Drive), 0831 16 0013B (2256 Fairfax Terrace), 0831 16 0014B (5629 Fenwick Drive), 0831 14C 0110A (2251 Fairfax Terrace), 0831 14C 0127A (2121 Fairfax Terrace), 0831 01 0058 (5800 Hunting Creek Road), 0831 14C 0140A (2016 Fairfax Terrace), 0831 14C 0153A (2130 Fairfax Terrace), 0831 01 0042 (no address assigned), and 0831 27 A (no address assigned), in the Mount Vernon Supervisor District, Area IV.

H. Clark

**APPROVED**  
(from 11/5/15)

PCA 75-7-004-03  
(Providence)

**MERIDIAN SCIENCE 7980, LP** – Appl. to amend the proffers for RZ 75-7-004 previously approved for industrial development to permit office and public field, and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.46 with an option to increase to 0.50. Located approx. 600 ft. E. of the intersection of Science Application Ct. and Kidwell Dr., on approx. 14.40 ac. of land zoned I-3,HC. Comp. Plan Rec: Residential/ Mixed-Use. Tax Map 39-2 ((1)) 13D and 13E. (Concurrent with SE 2015-PR-021).

K. Atkinson

**P/H TO 1/13/16**

SE 2015-PR-021  
(Providence)

**MERIDIAN SCIENCE 7980, LP** – Appl. under Sect. 9-624 of the Zoning Ordinance to permit a containment structure associated with outdoor recreation/ sports facility playing fields/ courts and a golf course. Located at 7910 and 7980 Science Application Ct., Vienna, 22182, on approx. 5.64 ac. of land zoned I-3, HC. Tax Map 39-2 ((1)) 13D pt. and 13E pt. (Concurrent with PCA 75-7-004-03).

K. Atkinson

**P/H TO 1/13/16**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, December 9, 2015**

Posted: 12/9/15  
 Revised: 12/10/15

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**COMMITTEE MEETINGS**

None at this time

**CONSENT AGENDA**

None at this time

**FEATURES SHOWN**

**FS-D15-19** – DPWES – McLean Community Center, 1234 Ingleside Avenue (Deadline: 1/29/16) - **CONCUR**  
**FS-V14-38** – Verizon Wireless, 2006 Belle View Boulevard (Deadline: 12/12/15)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SEA 79-D-071-02</u></a> (Dranesville)	<a href="#"><u>THE TEA CENTER, LLC</u></a> – Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 79-D-071 previously approved for a private club to permit a child care center and associated modifications to site design and development conditions. Located at 999 Balls Hill Rd., McLean, 22101, on approx. 3.00 ac. of land zoned R-1. Tax Map 21-3 ((1)) 66B.	M. Van Atta	<b>APPROVAL REC</b> (P/H from 11/19/15) (from 11/18/15) (from 10/7/15) (from 9/17/15) (from 9/16/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2015-SP-022</u></a> (Springfield)	<a href="#"><u>EILEEN MEADE DBA MEADE FAMILY DAYCARE</u></a> – Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 9697 South Run Oaks Dr., Fairfax Station, 22039, on approx. 11,487 sq. ft. of land zoned PDH-2. Tax Map 97-1 ((6)) 166.	L. Arseneau	<b>D/O TO 1/21/16</b> (from 11/4/15)
<a href="#"><u>SEA 87-L-012-02</u></a> (Lee)	<a href="#"><u>R JOUN ENTERPRISE LLC, ROLAND JOUN, TRUSTEE AND MARIA JOUN, TRUSTEE</u></a> – Appl. under Sects. 4-604, 7-607, and 9-611 of the Zoning Ordinance to amend SE 87-L-012 previously approved for a service station and quick service food store to permit site modifications and modification to the development conditions. Located at 6703 Backlick Rd., Springfield, 22150, on approx. 30,476 sq. ft. of land zoned C-6, HC, SC, and CRD. Tax Map 90-2 ((1)) 25A and 25B.	M. Van Atta	<b>D/O TO 12/10/15</b> (from 10/7/15) (from 7/22/15) (from 6/10/15) (from 4/29/15) (from 3/4/15)
<a href="#"><u>PFM ADMENDMENT</u></a> (Countywide) (Hart)	<a href="#"><u>PROPOSED AMENDMENTS TO THE PUBLIC FACILITIES MANUAL RE: NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 RAINFALL DATA</u></a> – The proposed amendments update tables, plates, and example problems in the PFM to incorporate National Oceanic and Atmospheric Administration (NOAA) Atlas 14 rainfall data. Some of the new rainfall intensity-duration-frequency data was generated using regression equations specific to Fairfax County, based on NOAA Atlas 14 rainfall data, from the Virginia Department of	J. Friedman	<b>ADOPTION REC</b>

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Transportation (VDOT) Drainage Manual. This update also includes several new plates, the deletion of several existing plates, and some additional explanatory material for the acceptable hydrologic methods included in the PFM.

**PCA 74-5-158-03**  
*(Mason)*

**DRW, INC.** – Appl. to amend the proffers for RZ 74-5-158 previously approved for residential development to permit single-family residential development at a density of 9.52 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the S. side of Edsall Rd., approx. 800 ft. E. of its intersection with Bren Mar Dr., and approx. 1,200 ft. W. of the City of Alexandria boundary line, on approx. 10.71 ac. of land zoned R-12. Comp. Plan Rec: 5-8 du/ac. Tax Map 81-2 ((1)) 8A.

K. Atkinson

**P/H TO 2/10/16**  
*(from 11/4/15)*

**FAIRFAX COUNTY PLANNING COMMISSION**  
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**Thursday, December 10, 2015**

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**COMMITTEE MEETINGS**

None at this time

**CONSENT AGENDA**

None at this time

**FEATURES SHOWN**

FS-V14-38 – Verizon Wireless, 2006 Belle View Boulevard (Deadline: 12/12/15) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2015-HM-013</u></a> (Hunter Mill)	<a href="#"><u>SINGH PROPERTIES II, LLC</u></a> – Appl. under Sects. 3-104 and 9-308 of the Zoning Ordinance to permit a medical care facility. Located at 10819 Leesburg Pike, Reston, 20194, on approx. 23.81 ac. of land zoned R-1. Tax Map 12-3 ((1)) 4.	C. Bishop	<b>APPROVAL REC</b> (P/H from 10/21/15)
<a href="#"><u>SEA 87-L-012-02</u></a> (Lee)	<a href="#"><u>R JOUN ENTERPRISE LLC, ROLAND JOUN, TRUSTEE AND MARIA JOUN, TRUSTEE</u></a> – Appl. under Sects. 4-604, 7-607, and 9-611 of the Zoning Ordinance to amend SE 87-L-012 previously approved for a service station and quick service food store to permit site modifications and modification to the development conditions. Located at 6703 Backlick Rd., Springfield, 22150, on approx. 30,476 sq. ft. of land zoned C-6, HC, SC, and CRD. Tax Map 90-2 ((1)) 25A and 25B.	M. Van Atta	<b>APPROVAL REC</b> (P/H from 12/9/15) (from 10/7/15) (from 7/22/15) (from 6/10/15) (from 4/29/15) (from 3/4/15)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>AR 2006-SP-002</u></a> (Springfield)	<a href="#"><u>GEORGE F. AND SUSAN M. SCHULZ</u></a> – A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 8142 & 8146 Rondelay Ln., Fairfax, 22039, on approx. 23.03 ac. of land zoned R-C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after December 10, 2015 to obtain the AFDAC and Planning Commission recommendations. Tax Map 96-3 ((1)) 7Z and 8Z; and 96-3 ((2)) 10Z and 11Z.	M. Lynskey	<b>APPROVAL REC</b>
<a href="#"><u>RZ/FDP 2014-HM-024</u></a> (Hunter Mill)	<a href="#"><u>GEORGE FAMILY PROPERTY DEVELOPMENT, LLC</u></a> – Appls. to rezone from R-1 and R-C to PDH-2 to permit residential development with an overall density of 1.05 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located W. of the terminus of Crim Dell Ln. and N. of the terminus of Higdon Dr., on approx. 20.09 ac. of land. Comp. Plan Rec: Residential, 1-2 du/ac. Tax Map 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A, and 25C.	C. Bishop	<b>APPROVAL REC</b> (from 12/9/15) (from 9/16/15) (from 6/17/15)

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- |   |   |             |   |
|---|---|-------------|---|
| PCA/CDPA 2011-PR-023<br><i>(Providence)</i> | <b>CITYLINE PARTNERS, LLC</b> – Appls. to amend the proffers and the conceptual development plan associated with RZ 2011-PR-023, previously approved for mixed-use development (hotel and retail), to permit mixed-use development (multi-family residential and retail), and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.09. Located on the S. side of Westpark Dr., at its intersection with Jones Branch Dr., on approx. 2.0 ac. of land zoned PTC. Comp. Plan Rec: Transit Station Mixed-Use. Tax Map 29-4 ((7)) 2A. (Concurrent with FDP 2011-PR-023-04). | S. Wright   | <b>P/H TO 1/21/16</b><br><i>(from 12/3/15)</i>  |
| FDP 2011-PR-023-04<br><i>(Providence)</i>   | <b>RENAISSANCE CENTRO TYSONS, LLC</b> – Appl. to approve a final development plan for RZ 2011-PR-023 to permit mixed-use development (multi-family residential and retail). Located on the S. side of Westpark Dr., at its intersection with Jones Branch Dr., on approx. 2.0 ac. of land zoned PTC. Tax Map 29-4 ((7)) 2A. (Concurrent with PCA/CDPA 2011-PR-023).   | S. Wright   | <b>P/H TO 1/21/16</b><br><i>(from 12/3/15)</i>  |
| SE 2015-SU-014<br><i>(Sully)</i>            | <b>DEBRA E. GOODMAN T/A WEE TENDER CARE</b> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 13565 Melville Ln., Chantilly, 20151, on approx. 10,034 sq. ft. of land zoned PDH-2, WS. Tax Map 55-1 ((9)) 706.  | S. Williams | <b>P/H TO 1/14/16</b><br><i>(from 10/21/15)</i> |