

# February 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	3	4 <b><i>View Agenda</i></b> <b><i>Committee Meeting</i></b>	5 <b><i>No PC Meeting</i></b>	6	7
8	9	10	11 <b><i>View Agenda</i></b>	12 <b><i>View Agenda</i></b>	13	14 
15	16 <b>COUNTY</b>  <b>CLOSED</b>	17	18 <b><i>View Agenda</i></b> <b><i>Committee Meeting</i></b>	19 <b><i>No PC Meeting</i></b>	20	21
22	23	24	25 <b><i>View Agenda</i></b> <b><i>Committee Meeting</i></b>	26 <b><i>View Agenda</i></b>	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 8:15 p.m., unless otherwise noted.

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 4, 2015**

Posted: 2/4/15  
Revised: 2/5/15

**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.

**COMMITTEE MEETINGS**

**The Land Use Committee met in the Board Conference Room at 7:00 p.m.**

**CONSENT AGENDA**

None

**FEATURES SHOWN**

**FS-B13-20** – Smartlink, LLC d/b/a AT&T, 8100 Braddock Road (Deadline: 4/11/15)

**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>SE 2014-SP-038</u></a> <i>(Springfield)</i>	<a href="#"><u>SEOUL PRESBYTERIAN CHURCH, TRUSTEES</u></a> , SE Appl. under Sect(s). 3-C04 of the Zoning Ordinance to permit a church with child care and elder care center. Located at 6426 and 6428 Ox Rd., and 6401 Wolf Run Shoals Rd., Fairfax Station, 22039, on approx. 21.05 ac. of land zoned R-C and WS. Springfield District. Tax Map 77-3 ((1)) 35, 36, and 36B.	M. Duca	<b>APPROVAL REC</b> <i>(from 1/8/15)</i> <i>(from 11/19/14)</i>
<a href="#"><u>SE 2013-HM-016</u></a> <i>(Hunter Mill)</i>	<a href="#"><u>JBG/RESTON EXECUTIVE CENTER, L.L.C.</u></a> , SE Appl. under Sect(s). 5-504 and 9-620 of the Zoning Ordinance to permit retail sales, eating establishments, fast food restaurants and quick service food stores, and a waiver of certain sign regulations. Located at 12100, 12110, and 12120 Sunset Hills Rd., Reston, 20190, on approx. 13.77 ac. of land zoned I-5. Hunter Mill District. Tax Map 17-3 ((1)) 28A, 28B, and 28C.	B. Krasner	<b>D/O TO 2/18/15</b> <i>(from 11/19/14)</i> <i>(from defer indef.)</i> <i>(from 12/19/14)</i>
<a href="#"><u>PA 2014-I-B1</u></a> <i>(Mason)</i>	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 2014-I-B1 concerns approx. 3.8 ac. generally located at 5600 Columbia Pike (Tax Map Reference 62-1 ((1)) 7) in the Mason Supervisor District. The site is planned for office use at its existing intensity. The Amendment will consider multi-family residential use with limited retail. Recommendations relating to the transportation network may also be modified. Approx. 18 acre (Real Property Code 22-010-001) of land contiguous to the subject property is located in Arlington County and is not part of this Plan amendment.	J. Bonnette	<b>ADOPTION REC</b> <i>(from 1/22/15)</i>

*-continued on the next page-*

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 4, 2015**

Posted: 2/4/15  
Revised: 2/5/15

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

PCA 77-D-025  
(Dranesville)

**FAIRFAX COUNTY PARK AUTHORITY**, PCA Appl. to amend the proffers for RZ 77-D-025. Located on Sugarland Run Stream Valley Park, N. of Wiehle Ave., E. of Cliveden Ct. cul-de-sac, on approx. 14.26 ac. of land zoned R-3. Comp. Plan Rec: Public Park. Tax Map 11-1 ((8)) (4) A.

M. Van Atta

**P/H TO 2/25/15**

SE 2014-HM-66  
(Hunter Mill)

**SPORTS AUTHORITY, INC.**, SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit modification of certain sign regulations to permit increase in sign area. Located at 8355 Leesburg Pk., Vienna 22182, on approx. 14.02 ac. of land zoned C-7, SC and HC. Tax Map 29-3 ((1)) 32.

B. Katai

**P/H TO DEFER  
INDEF.**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 5, 2015**

*Posted: 1/20/15*  
*Revised: 1/21/15*

**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.

**MEETING CANCELLED**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 11, 2015**

Posted: 2/11/15  
Revised 2/12/15

**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.

**COMMITTEE MEETING - CANCELLED**

The Tysons Committee will meet in the Board Conference Room at 7:00 p.m.

**CONSENT AGENDA ITEMS**

None

**FEATURES SHOWN**

**FS-B13-20** – Smartlink, LLC d/b/a AT&T, 8100 Braddock Road (Deadline: 4/11/15)

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-MA-011</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. to rezone from R-3, C-2, CRD, HC, and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pike between Charles St. and Washington Dr. on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Tax Map 61-2 ((17)) (D) 1, 3, 4, and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with SE 2014-MA-013.)	B. Krasner	<b>D/O TO 2/12/15</b> (D/O from 1/22/15) (P/H from 1/14/15) (from 11/13/14) (from 9/18/14)
<a href="#"><u>SE 2014-MA-013</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with RZ 2014-MA-011.)	B. Krasner	<b>D/O TO 2/12/15</b> (D/O from 1/22/15) (P/H from 1/14/15) (from 11/13/14) (from 9/18/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>AR 89-S-002-03</u></a> (Springfield)	<a href="#"><u>MA PROPERTIES</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 13419 Compton Rd. and 7001 Union Mill Rd., Clifton, 20124, on approx. 68.10 ac. of land zoned R-C, WS. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after February 11, 2015 to obtain the recommendations. Tax Map 74-2 ((1)) 14Z and 75-1 ((1)) 11Z.	M. Lynskey	<b>APPROVAL REC</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 11, 2015**

Posted: 2/11/15  
Revised 2/12/15

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

SE 2014-DR-052  
(Dranesville)

TRINITY LAND, LLC – Appl. under Sects. 9-615 and 3-104 of the Zoning Ordinance to permit residential cluster subdivision. Located at 11801 Leesburg Pk., Herndon, 20170, on approx. 28.94 ac. of land zoned R-1 and HD. Tax Map 6-3 ((1)) 33 and 33A.

M. Van Atta

**P/H TO 3/4/15**  
(from 2/18/15)

SE 2014-PR-032  
(Providence)

**VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER** – Appl. under Sect. 3-304 of the Zoning Ordinance to permit electrical substation and telecommunication facility. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with 2232-P14-4.)

S. Wright  
D. Stinson

**D/O TO 2/25/15**  
(from 12/4/14)

2232-P14-4  
(Providence)

**VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER** – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit electrical substation. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with SE 2014-PR-032.)

S. Wright  
D. Stinson

**D/O TO 2/25/15**  
(from 12/4/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 12, 2015**

Posted: 2/12/15  
Revised: 2/13/15

**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.

**COMMITTEE MEETING - CANCELLED**

The Policy and Procedures Committee will meet in the Board Conference Room at 7:00 p.m.

**CONSENT AGENDA**

None

**FEATURES SHOWN**

**FS-V14-14** – Northern Virginia Regional Park Authority, 9751 Ox Road (Deadline: 4/30/15) - **CONCUR**

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-MA-011</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. to rezone from R-3, C-2, CRD, HC, and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pike between Charles St. and Washington Dr. on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Tax Map 61-2 ((17)) (D) 1, 3, 4, and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with SE 2014-MA-013.)	B. Krasner	<b>APPROVAL REC</b> (D/O from 2/11/15) (D/O from 1/22/15) (P/H from 1/14/15) (from 11/13/14) (from 9/18/14)
<a href="#"><u>SE 2014-MA-013</u></a> (Mason)	<a href="#"><u>SPECTRUM DEVELOPMENT, LLC</u></a> – Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4, and 5. (Concurrent with RZ 2014-MA-011.)	B. Krasner	<b>APPROVAL REC</b> D/O from 2/11/15 (D/O from 1/22/15) (P/H from 1/14/15) (from 11/13/14) (from 9/18/14)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ/FDP 2014-BR-019</u></a> (Braddock)	<a href="#"><u>CHRISTOPHER AT KENILWORTH, LLC</u></a> – Appls. To rezone from R-1 to PDH-3 to permit single family detached with an overall density of 2.5 du/ac. and approval of the conceptual and final development plans. Located on S. side of Braddock Rd., approximately 150 ft. west of the intersection with Dequincey Dr., on approx. 3.59 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-1 ((1)) 29.	W. O'Donnell	<b>P/H TO 2/18/15</b> (from 2/11/15)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 12, 2015**

Posted: 2/12/15  
Revised: 2/13/15

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

**RZ 2013-MV-015**  
*(Mount Vernon)*

**VULCAN CONSTRUCTION MATERIALS** – RZ Appl. to rezone from R-1, R-C and I-6 to R-1, R-C, I-6 and NR to permit a proposed expansion to the previously approved Natural Resource overlay district. Located on properties on the W. side of Ox Rd., approx., ¾ mile N. of the Prince William County line on approx. 148.27 ac. of land. Comp. Plan Rec: Public Facilities. Mt. Vernon District. Tax Map 106-4 ((1)) 20B pt. and 56A pt.; 112-2 ((1)) 8 pt., 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with PCA 1998-MV-032, PCA 1998-MV-033 and SEA 81-V-017-02. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

N. Rogers

**D/O TO 2/25/15**  
*(from 10/23/14)*  
*(from 10/1/14)*  
*(from 7/24/14)*  
*(from 6/25/14)*  
*(from 4/30/14)*

**PCA 1998-MV-032**  
*(Mount Vernon)*

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)

N. Rogers

**D/O TO 2/25/15**  
*(from 10/23/14)*  
*(from 10/1/14)*  
*(from 7/24/14)*  
*(from 6/25/14)*  
*(from 4/30/14)*

**PCA 1998-MV-033**  
*(Mount Vernon)*

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. to amend the proffers for RZ 1998-MV-033 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located N. of the Occoquan River immediately E. of the high dam, on approx. 5.54 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and SEA 81-V-017-02.)

N. Rogers

**D/O TO 2/25/15**  
*(from 10/23/14)*  
*(from 10/1/14)*  
*(from 7/24/14)*  
*(from 6/25/14)*  
*(from 4/30/14)*

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 12, 2015**

Posted: 2/12/15  
Revised: 2/13/15

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

**SEA 81-V-017-02**  
*(Mount Vernon)*

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. under Sect(s). 3-104, 3-C04 of the Zoning Ordinance to amend SEA 81-V-017 previously approved for a water purification facility to also permit water storage, control and pumping facility, an increase in land area and associated modifications to site design and development conditions. Located at 9600 and 10000 Ox Rd., Lorton, 22079, on approx. 526.86 ac. of land zoned R-C, I-6, R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56A; 112-2 ((1)) 8, 9, 11, 12 and 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-032, and PCA 1998-MV-033.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia.)

N. Rogers

**D/O TO 2/25/15**  
*(from 10/23/14)*  
*(from 10/1/14)*  
*(from 7/24/14)*  
*(from 6/25/14)*  
*(from 4/30/14)*

**Plan Amendment**  
*(Dranesville)*

**PA 2013-II-M1 (WEST FALLS CHURCH TSA EDITORIAL UPDATE)** – 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 2014-II-M1 concerns approx. 164 acres, including the West Falls Church Transit Station Area, generally located south of Interstate 66, northeast of Leesburg Pike and west of Great Falls Street in the Dranesville Supervisor District, and 2.4 acres east of Shreve Road and north of Gordons Road in the Providence Supervisor District. The area is planned for mixed use, residential, public facilities, industrial, office, and retail and other commercial uses. The proposed plan amendment will consider editorial revisions to plan recommendations and to reflect existing conditions, and to reflect the 2014 boundary change between Fairfax County and the City of Falls Church. Recommendations relating to the transportation network may also be modified.

D. Stinson

**ADOPTION REC**  
*(from 1/15/15)*

**Plan Amendment**  
*(Sully)*

**PA 2014-III-DS2 (DULLES SUBURBAN CENTER, LAND UNIT 1, MARLO SITE)** – 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 2014-III-DS2 concerns an approx. 5 acre site located at the intersection of Lee Road and Chantilly Crossing Lane (Tax Map Parcel 34-3 ((13)) 3) in the Sully Supervisor District. The subject area is currently planned for hotel and private recreation uses. Retail uses are not planned for this site; however a furniture store use may be appropriate under certain conditions. The amendment will consider retail uses on the site.

T. Bolden

**ADOPTION REC**

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 18, 2015**

Posted: 2/18/15  
Revised: 2/24/15

**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.

**PLANNING COMMISSION MEETING CANCELLED**

**COMMITTEE MEETING-CANCELLED**

The Environment Committee will meet in the Board Conference Room at 7:00 p.m.

**CONSENT AGENDA-CONCUR**

None

**FEATURES SHOWN**

None

**ITEMS SCHEDULED FOR DECISION ONLY**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2013-HM-016</u></a> (Hunter Mill)	<a href="#"><u>JBG/RESTON EXECUTIVE CENTER, L.L.C.</u></a> , SE Appl. under Sect(s). 5-504 and 9-620 of the Zoning Ordinance to permit retail sales, eating establishments, fast food restaurants and quick service food stores, and a waiver of certain sign regulations. Located at 12100, 12110, and 12120 Sunset Hills Rd., Reston, 20190, on approx. 13.77 ac. of land zoned I-5. Hunter Mill District. Tax Map 17-3 ((1)) 28A, 28B, and 28C.	B. Krasner	<b>D/O TO 2/25/15</b> P/H 2/4/15 (from 11/19/14) (from defer indef.)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>RZ 2014-PR-025</u></a> (Providence)	<a href="#"><u>7799 LEESBURG PIKE, LLLP</u></a> – Appl. to rezone from C-2 and HC to C-4 and HC to permit a hotel. Located on the S. side of Leesburg Pi. approx. 500 ft. E. of its intersection with the Capital Beltway, on approx. 15,482 sq. ft. of land. Comp. Plan Rec: Office. Tax Map 39-2 ((1)) 45 D pt. (Concurrent with SE 2014-PR-001.)	B. Katai	<b>P/H TO 3/26/15</b>
<a href="#"><u>SE 2014-PR-001</u></a> (Providence)	<a href="#"><u>7799 LEESBURG PIKE, LLLP</u></a> – Appl. under Sect. 4-404 of the Zoning Ordinance to permit a hotel. Located at 7799 Leesburg Pi., Falls Church, 22043, on approx. 1.62 ac. of land zoned C-4 and HC. Tax Map 39-2 ((1)) 45 D pt. (Concurrent with RZ 2014-PR-025.)	B. Katai	<b>P/H TO 3/26/15</b>
<a href="#"><u>SE 2014-LE-062</u></a> (Lee)	<a href="#"><u>BILA HAMDAL CRANE BILA'S CHILD CARE</u></a> – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7739 Sullivan Ci., Alexandria, 22315, on approx. 1,600 sq. ft. of land zoned PDH-4 and NR. Tax Map 99-2 ((10)) (4) 325A.	M. Van Atta	<b>P/H TO 3/25/15</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 18, 2015**

Posted: 2/18/15  
Revised: 2/24/15

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

- |  |   |  |
|--|---|--|
| SE 2014-MA-069<br>(Mason)                        | SEVEN CORNERS SHOPPING CENTER FALLS CHURCH, VA. LIMITED PARTNERSHIP – Appl. under Sects. 9-620 and 9-622 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 6270, 6290 and 6288 Arlington Blvd., Falls Church, 22044, on approx. 6.46 ac. of land zoned C-7, SC, CRD, and HC. Tax Map 51-3 ((1)) 35A and 35B.   | S. Williams <b>P/H TO 3/12/15</b>                                      |
| AF 2014-MV-001<br>(Mount Vernon)                 | JIM STOKES – 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 10624 Old Colchester Rd., Lorton, 22079, on approx. 20.49 ac. of land zoned R-1. A&F District Advisory Committee Rec.: Not available. Planning Commission Rec.: Not available. Tax Map 113-3 ((1)) 12, 13, and 14.                       | M. Lynskey <b>P/H TO 3/19/15</b>                                       |
| <a href="#">AR 92-V-001-02</a><br>(Mount Vernon) | <b><u>BELMONT BAY FARMS, LTD.</u></b> – A&F District Appl. Renewal authorized by Chapter 114 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 10622 Belmont Blvd., Lorton, 22079, on approx. 287.65 ac. of land zoned R-E. Tax Map 117-2 ((1)) 2Z, 4Z, and 15Z.   | M. Lynskey <b>P/H TO 3/26/15</b>                                       |
| <a href="#">RZ/FDP 2014-BR-019</a><br>(Braddock) | <b><u>CHISTOPHER AT KENILWORTH, LLC</u></b> – Appls. To rezone from R-1 to PDH-3 to permit single family detached with an overall density of 2.5 du/ac. and approval of the conceptual and final development plans. Located on S. side of Braddock Rd., approximately 150 ft. west of the intersection with Dequincey Dr., on approx. 3.59 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-1 ((1)) 29. | W. O'Donnell <b>P/H TO 3/26/15</b><br>(from 2/12/15)<br>(from 2/11/15) |

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 19, 2015**

*Posted: 1/20/15*  
*Revised: 1/21/15*

**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.

**MEETING CANCELLED**

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, February 25, 2015

Posted: 2/25/15  
Revised: 2/26/15

**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.

### COMMITTEE MEETINGS

The Land Use Committee met in the Board Conference Room at 7:00 p.m.

### FEATURES SHOWN

**FS-S13-25-1** – New Cingular Wireless, 11119 Devereux Station Lane (Deadline: 4/6/15)

**FS-P14-43** – AT&T, 8101A Lee Highway (Deadline: 4/23/15)

**FS-L14-46** – Verizon Wireless c/o NBC, LLC, 5911 Kingstowne Village Parkway (Deadline: 5/5/15)

**FS-H13-84** – New Cingular Wireless PCS LLC/AT&T Mobility, 11955 Democracy Drive, Reston (Deadline: 5/6/15)

**FS-L15-2** – Verizon Wireless, 7210 Old Keene Mill Road (Deadline: 5/19/15)

### ITEMS SCHEDULED FOR DECISION ONLY

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2013-HM-016</u></a> (Hunter Mill)	<a href="#"><u>JBG/RESTON EXECUTIVE CENTER, L.L.C.</u></a> , SE Appl. under Sect(s). 5-504 and 9-620 of the Zoning Ordinance to permit retail sales, eating establishments, fast food restaurants and quick service food stores, and a waiver of certain sign regulations. Located at 12100, 12110, and 12120 Sunset Hills Rd., Reston, 20190, on approx. 13.77 ac. of land zoned I-5. Hunter Mill District. Tax Map 17-3 ((1)) 28A, 28B, and 28C.	B. Krasner	<b>APPROVAL REC</b> (P/H 2/4/15) (from 11/19/14) (from defer indef.)
<a href="#"><u>SE 2014-PR-032</u></a> (Providence)	<a href="#"><u>VA. ELECTRIC &amp; POWER CO. D/B/A DOMINION VIRGINIA POWER</u></a> – Appl. under Sect. 3-304 of the Zoning Ordinance to permit electrical substation and telecommunication facility. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with 2232-P14-4.)	S. Wright D. Stinson	<b>D/O TO 3/4/15</b> (P/H from 2/11/15) (from 12/4/14)
<a href="#"><u>2232-P14-4</u></a> (Providence)	<a href="#"><u>VA. ELECTRIC &amp; POWER CO. D/B/A DOMINION VIRGINIA POWER</u></a> – Appl. under Sects. 15.2-2204 and 15.2-2232 of the <i>Code of Virginia</i> to permit electrical substation. Located at 7701 and 7707 Shreve Rd., Falls Church, 22043, on approx. 7.15 ac. of land zoned R-3. Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A. (Concurrent with SE 2014-PR-032.)	S. Wright D. Stinson	<b>D/O TO 3/4/15</b> (P/H from 2/11/15) (from 12/4/14)
<a href="#"><u>RZ 2013-MV-015</u></a> (Mount Vernon)	<a href="#"><u>VULCAN CONSTRUCTION MATERIALS</u></a> – RZ Appl. to rezone from R-1, R-C and I-6 to R-1, R-C, I-6 and NR to permit a proposed expansion to the previously approved Natural Resource overlay district. Located on properties on the W. side of Ox Rd., approx., ¾ mile N. of the Prince William County line on approx. 148.27 ac. of land. Comp. Plan Rec: Public Facilities. Mt. Vernon District. Tax Map 106-4 ((1)) 20B pt. and 56A pt.; 112-2 ((1)) 8 pt., 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant's Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a	N. Rogers	<b>APPROVAL REC</b> (P/H from 2/12/15) (from 10/23/14) (from 10/1/14) (from 7/24/14) (from 6/25/14) (from 4/30/14)

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, February 25, 2015**

Posted: 2/25/15  
Revised: 2/26/15

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

water storage, control, and pumping facility. (Concurrent with PCA 1998-MV-032, PCA 1998-MV-033 and SEA 81-V-017-02. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Peniwill Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

PCA 1998-MV-032  
(Mount Vernon)

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)

**D/O TO 3/19/15**  
(P/H from 2/12/15)  
(from 10/23/14)  
(from 10/1/14)  
(from 7/24/14)  
(from 6/25/14)  
(from 4/30/14)

PCA 1998-MV-033  
(Mount Vernon)

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. to amend the proffers for RZ 1998-MV-032 previously approved for a water purification facility to permit associated modifications to proffers and site design with an overall maximum Floor Area Ratio (FAR) of 0.026 based on the total land area of concurrent SEA 81-V-017-02. Located on the W. side of Ox Rd. at the terminus of Lorton Rd. on approx. 129.01 ac. of land zoned R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-4 ((1)) 56A pt. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ 2013-MV-015, PCA 1998-MV-033, and SEA 81-V-017-02.)

N. Rogers

**D/O TO 3/19/15**  
(P/H from 2/12/15)  
(from 10/23/14)  
(from 10/1/14)  
(from 7/24/14)  
(from 6/25/14)  
(from 4/30/14)

SEA 81-V-017-02  
(Mount Vernon)

**FAIRFAX COUNTY WATER AUTHORITY** – Appl. under Sect(s). 3-104, 3-C04 of the Zoning Ordinance to amend SEA 81-V-017 previously approved for a water purification facility to also permit water storage, control and pumping facility, an increase in land area and associated modifications to site design and development conditions. Located at 9600 and 10000 Ox Rd., Lorton, 22079, on approx. 526.86 ac. of land zoned R-C, I-6, R-1 and NR. Comp. Plan Rec: Public Facilities. Tax Map 106-3 ((1)) 4B and 9; 106-4 ((1)) 20B pt. and 56A; 112-2 ((1)) 8, 9, 11, 12 and 14 and Peniwill Dr. public right-of-way to be vacated and/or abandoned. The Board of Supervisors will also consider the applicant’s Resource Protection Area (RPA) Encroachment Exception Request # 7589-WRPA-001-1 under section 118-6-9 of Chapter 118 of the Code of The County of Fairfax to permit encroachment into an RPA for the purpose of reconfiguring an existing stone quarry to facilitate the creation of a water storage, control, and pumping facility. (Concurrent with RZ

N. Rogers

**D/O TO 3/19/15**  
(P/H from 2/12/15)  
(from 10/23/14)  
(from 10/1/14)  
(from 7/24/14)  
(from 6/25/14)  
(from 4/30/14)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, February 25, 2015**

Posted: 2/25/15  
 Revised: 2/26/15

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

2013-MV-015, PCA 1998-MV-032, and PCA 1998-MV-033.)  
 (Approval of this application may enable the vacation and/or  
 abandonment of portions of the public rights-of-way for Peniwill Dr.  
 to proceed under Section 15.2-2272 (2) of the Code of Virginia.)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
FDPA-C-448-35-01 <i>(Lee)</i>	DANA ROBERT TOWNEND – Appl. to amend the final development plans for RZ C-448 to permit modification of yard requirements and associated changes to development conditions. Located at 5648 Tower Hill Ci., Alexandria, 22315, on approx. 4,847 sq. ft. of land zoned PDH-4. Tax Map 91-2 ((12)) (42) 25.	B. Katai	<b>P/H TO 3/26/15</b>
SE 2014-LE-064 <i>(Lee)</i>	EYORUSALEM HAILU/BEST CHILD CARE – Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7422 Heatherfield Ln., Alexandria, 22315, on approx. 1,870 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-3 ((15)) 125.	B. Katai	<b>P/H TO DEFER INDEF.</b>
<a href="#"><u>SE 2014-MV-055</u></a> <i>(Mount Vernon)</i>	<a href="#"><u>NGOC MAI NGUYEN – MY LITTLE SCHOOL HOME DAYCARE</u></a> – Appl. under Sects. 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7664 Henry Knox Dr., Lorton, 22079, on approx. 4,629 sq. ft. of land zoned PDH-5. Tax Map 107-2 ((4)) (A1) 22.	C. Bishop	<b>D/O TO 3/12/15</b> <i>(from 1/7/15)</i> <i>(from 12/10/15)</i>
SE 2014-LE-035 <i>(Lee)</i>	HAIMANOT YIDENGITU/HAIMI’S HOME CHILD CARE – Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6060 Joust Ln., Alexandria, 22315, on approx. 1,540 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-4 ((9)) (24) 48.	B. Katai	<b>P/H TO 3/19/15</b>  <i>(from 1/21/15)</i> <i>(from 12/3/14)</i>
<a href="#"><u>PCA 77-D-025</u></a> <i>(Dranesville)</i>	<a href="#"><u>FAIRFAX COUNTY PARK AUTHORITY</u></a> – Appl. to amend the proffers for RZ 77-D-025. Located on Sugarland Run Stream Valley Park, N. of Wiehle Ave., E. of Cliveden Ct. cul-de-sac, on approx. 14.26 ac. of land zoned R-3. Comp. Plan Rec: Public Park. Tax Map 11-1 ((8)) (4) A.	M. Van Atta	<b>APPROVAL REC</b>  <i>(from 2/18/15)</i> <i>(from 2/4/15)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, February 26, 2015**

*Posted: 1/20/15  
Revised: 1/29/15*

**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.

# **MEETING CANCELLED**

(As noted below all the scheduled agenda items have moved and the meeting is therefore cancelled)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
Plan Amendment <i>(Mason)</i>	PA 2013-I-B2 Study incorporating the Seven Corners Land Use and Transportation Task Force recommendations Into the Comprehensive Plan for Land Units A, B, C and D of Seven Corners CBC and evaluation of areawide recommendations.	B. Suchicital	<b>P/H to 3/26/15</b> <i>(from indef.)</i>
SEA 2003-MV-020 <i>(Mount Vernon)</i>	Foundation for the Collingwood Library and Museum on Americanism (8301 East Boulevard Drive, Alexandria VA) <i>(Subdivision of a parcel and create an additional lot intended for residential use as well as an outlot for conservation)</i>	M. Tsai	<b>P/H to defer indef.</b> <i>(from 1/29/15)</i> <i>(from 11/19/14)</i>