

# July 2012

Click on the desired [View Agenda](#) or [Speakers List](#) for detailed information. Click on the application number on the agenda to access the staff report. The Speakers List is available at 3:30 p.m. on the day of the meeting.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4  <b>Independence Day</b>	5 No PC Meeting	6	7
8	9	10	11 No PC Meeting	12 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	13	14
15	16	17	18 No PC Meeting	19 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	20	21
22	23	24	25 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	26 <a href="#">View Agenda</a> <a href="#">Speaker's List</a>	27	28
29	30	31	1	2	3	4

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, July 11, 2012**

*Posted: 6/5/12  
Revised: 6/5/12*

**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**

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2010-PR-021/ PCA 92-P-001-08 (Providence)	Capital One Bank (USA) NA (E. side of I-495; n. of Rt.123; s. and w. of Scotts Crossing Rd.) (From C-3 to PTC)	S. Lin	<b>P/H to 7/25/12</b>

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Thursday, July 12, 2012**

Posted: 6/5/12  
Revised: 7/13/12

**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**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#">CSPA 2005-PR-041/</a> <a href="#">CSPA 2003-PR-009-02</a> (Providence)	Eskridge (E&A) LLC MTC Commercial, LLC (For additional signage at Mosaic at Merrifield)	W. O'Donnell	<b>APPROVED</b> <b>APPROVED</b>
<a href="#">SE 2012-DR-003</a> (Dranesville)	TD Bank, N. A. (6256 & 6260 Old Dominion Drive) (For drive-in bank)	M. Brady	<b>D/O TO 7/26/12</b>
<a href="#">RZ/FDP 2010-PR-019</a> (Providence) ( <b>New Public Hearing</b> )	Kettler Sandburg, LLC 2400 Sandburg Street; 8000 Elm Place (From R-1 to R-4 cluster for 10 sf detached homes)	W. Mayland	<b>D/O TO 7/19/12</b> (P/H from 12/15/11) (D/O from 4/26/12)
<a href="#">PCA 2005-PR-041-03/</a> <a href="#">FDPA 2005-PR-041-03</a> (Providence)	Eskridge (E&A) LLC (S. side of Rt. 29, just w. of Gallows Rd. at the intersection with Eskridge Rd.) (Add an option to parcels C & D to reallocate residential/retail allotment.)	W. O'Donnell	<b>APPROVAL REC</b>  (from 9/13/12) (from indef.)

**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>
RZ 2012-MV-004 (Mount Vernon)	8921 Properties, LLC (East side of Telegraph Rd., just south of its Intersection with Lockport Place) (From R-1 to I-5 to bring storage yard and contractors offices and shops into conformance with the Zoning Ordinance)	N. Rogers	<b>P/H to 7/26/12</b>

**-continued-**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 12, 2012**

Posted: 6/5/12  
Revised: 7/13/12

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

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
RZ 2012-MV-004 <i>(Mount Vernon)</i>	8921 Properties, LLC (East side of Telegraph Rd., just south of its Intersection with Lockport Place) <i>(From R-1 to I-5 to bring storage yard and contractors offices and shops into conformance with the Zoning Ordinance)</i>	N. Rogers	<b>P/H to 7/26/12</b>
Z.O. Amendment <i>(Hart)</i>	Revised Public Entertainment Establishments	J. Reale	<b>TBD</b>
RZ/FDP 2011-PR-025 <i>(Providence)</i>	Chestnut Street, LLC (SE quadrant of the intersection of Leesburg Pike and Dale Drive) <i>(From R-1 to PDH-12 for 77 single-family attached homes)</i>	B. Krasner	<b>P/H to 11/8/12</b> <i>(from 6/14/12)</i> <i>(from 5/31/12)</i>
PFM Amendment <i>(Sargeant)</i>	DPWES-Testing for Infiltration Facilities	B. Forbes	<b>Defer Indef.</b> <i>(from 6/28/12)</i>
RZ 2012-DR-006 <i>(Dranesville)</i>	Board's Own Motion (S. side of Lewinsville Road at intersection with Spring Hill Road) <i>(From PDH-3 to R-1)</i>	M. Brady	<b>P/H to 9/13/12</b> <i>(from 6/28/12)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JULY 11, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 11, 2012**

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JULY 12, 2012**

- 6:45 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion with staff on proposed changes to the Green Building Policy.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2012-DR-003 – TD BANK, N.A.** – Appl. under Sects. 4-504 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot size requirement. Located at 6256 and 6260 Old Dominion Drive, McLean, 22101, on approx. 29,595 sq. ft. of land zoned C-5. Tax Map 31-3 ((1)) 112A and 116A pt. **DRANESVILLE DISTRICT.**  
**D/O TO 7/26/12**

**PCA 2005-PR-041-03 & FDPA 2005-PR-041-03 – ESKRIDGE (E&A) LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2005-PR-041, previously approved for mixed-use development to permit site modifications and associated modifications to proffers, with an overall Floor Area Ratio (FAR) of 2.53 for PCA/FDPA area (with no change to the overall original rezoning FAR of 1.39). Located in the S.W. quadrant of the intersection of Strawberry Ln. and District Ave. on approx. 4.62 ac. of land zoned PRM and HC. Comp. Plan Rec: Mixed Use. Tax Map 49-3 ((37)) C, J pt., L, and N pt. **PROVIDENCE DISTRICT.**  
**APPROVAL REC**

**RZ 2010-PR-019 & FDP 2010-PR-019 – KETTLER SANDBURG, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.64 and approval of the conceptual and final development plans. Located on the W. side of Sandburg St., S. of Elm Pl., and N. of Idylwood Rd. on approx. 2.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 46 and 47. **PROVIDENCE DISTRICT.**  
**D/O TO 7/19/12**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 12, 2012**

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**CSPA 2005-PR-041** – **ESKRIDGE (E&A) LLC** – Appl. to amend the previously-approved Comprehensive Sign Plan associated with RZ 2005-PR-041 to permit sign modifications. Located on the S. side of Lee Hwy. approx. 500 ft. W. of its intersection with Gallows Rd. on approx. 12.0 ac. of land zoned PDC and HC. Tax Map 49-3 ((37)) D, H, J pt., and K; 49-3 ((38)) 1-4; 49-3 ((38)) (1) 1-11; and 49-3 ((38)) (2) 1-4. (Concurrent with CSPA 2003-PR-009-02.)  
**PROVIDENCE DISTRICT. APPROVED**

**CSPA 2003-PR-009-02** – **MTC COMMERCIAL, LLC** – Appl. to amend the previously-approved Comprehensive Sign Plan associated with RZ 2003-PR-009 to permit modifications to development conditions. Located at 8190 and 8191 Strawberry Ln., Falls Church, 22044, on approx. 5.33 ac. of land zoned PRM and HC. Tax Map 49-4 ((17)) 100-517, C1-C4; 49-4 ((17)) (2) 100-522, C1-C4. (Concurrent with CSPA 2005-PR-041.) **PROVIDENCE DISTRICT. APPROVED**

Posted: 7/12/12  
Revised: 7/12/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 12, 2012**

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

**DEFERRAL:**

RZ 2012-DR-006 – BOS Own Motion – **P/H to 9/13/12**

**FEATURE SHOWN: CONCUR**

FS-H12-4 – Cricket Communications, 1720 Wiehle Avenue (Deadline: 8/8/12)

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SE 2012-DR-003 – TD BANK, N. A. – D/O to 7/26/12

NO SPEAKERS

RZ/FDP 2010-PR-019 – KETTLER SANDBURG, LLC – D/O to 7/19/12

- |  |  |
|--|--|
| 1. Jonathan Covington<br>8016 N. Park Street<br>Dunn Loring, VA 22027  | 4. Dana Opp<br>8000 North Park Street<br>Dunn Loring, VA 22027   |
| 2. Marche Covington<br>8016 N. Park Street<br>Dunn Loring, VA 22027  | 5. G. Ray Worley, President<br>Dunn Loring Improvement Assn., Inc.<br>2537 Gallows Road<br>Dunn Loring, VA 22027 |
| 3. Chess Barberis, Representing<br>Shreve Hill Homeowners Assn.<br>7929 Tire Swing Road<br>Dunn Loring, VA 22027 |  |

CSPA 2003-PR-009-02 – MTC COMMERCIAL, LLC – APPROVED

CSPA 2005-PR-041 – ESKRIDGE (E&A), LLC – APPROVED

NO SPEAKERS

PCA 2005-PR-041-03 – ESKRIDGE (E&A) LLC – APPROVAL RECOMMENDED

FDPA 2005-PR-041-03 – ESKRIDGE (E&A) LLC – APPROVED

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 19, 2012**

Posted: 6/5/12  
 Revised: 7/20/12

**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**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">2232-V11-25</a> (Mount Vernon)	Fairfax County Park Authority (6801 Fort Hunt Road, Alexandria) (Westgrove Park Interim Off-Leash Dog Area)	C. Caperton	<b>APPROVED</b> (D/O from 5/31/12)
<a href="#">RZ/FDP 2010-PR-019</a> (Providence) (New Public Hearing)	Kettler Sandburg, LLC 2400 Sandburg Street; 8000 Elm Place (From R-1 to R-4 cluster for 10 sf detached homes)	W. Mayland	<b>D/O TO 7/26/12</b> (P/H from 7/12/12)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#">Z.O. Amendment</a> (Sargeant)	Truck establishment in the PRC District	R. Marcy	<b>APPROVAL REC</b> (from 5/31/12)
<a href="#">Z.O. Amendment</a> (Hart)	Height limits for certain independent living facilities	D. Pesto	<b>APPROVAL REC</b>
<a href="#">2232-Y11-9</a> (Sully)	Newpath Networks LLC/New Cingular Wireless PCS LLC (Penderbrook area; along Fox Mill Road) (DAS application for antenna on replacement pole)	J. Bell	<b>APPROVED</b>
<a href="#">SE 2010-DR-019</a> (Dranesville)	Sivnam Partnership LLC (12218 Leesburg Pike, Great Falls) (Convert existing bank building to Popeye's Restaurant with drive-through)	M. Bader	<b>D/O TO 7/26/12</b> (from indef. (from 4/28/11)
<a href="#">RZ 2012-MV-001/ SE 2012-MV-001</a> (Mount Vernon)	Woodlawn Hospitality, LLC (8668 Richmond Highway@Woodlawn Court) (RZ – from C-6 to C-8 for 92-room hotel; SE (For increase in FAR, building height waiver and modifications in the CRD)	S. Williams	<b>APPROVAL REC</b> (from 5/17/12)
<a href="#">PCA 86-W-001-12/ FDPA 86-W-001-07</a> (Braddock)	Board of Supervisors, Own Motion (SW quadrant of Monument Drive and Govt. Center Parkway intersection) (For development of County Public Safety Center Headquarters)	S. Zottl	<b>D/O TO 7/26/12</b> (from 6/14/12)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, JULY 18, 2012**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS  
ON WEDNESDAY, JULY 18, 2012**

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**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, JULY 19, 2012**

- 6:45 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to continue discussion with staff on proposed changes to the Green Building Policy.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**2232-V11-25 – FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA)** – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County Park Authority to develop an interim off-leash dog park located at 6801 Fort Hunt Road, Alexandria, Virginia 22307. Tax Map: 93-2 ((1)) 6. Area IV. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, 22035. **MOUNT VERNON DISTRICT. APPROVED**

**RZ 2010-PR-019 & FDP 2010-PR-019 – KETTLER SANDBURG, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.64 and approval of the conceptual and final development plans. Located on the W. side of Sandburg St., S. of Elm Pl., and N. of Idylwood Rd. on approx. 2.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 46 and 47. **PROVIDENCE DISTRICT. D/O TO 7/26/12**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS FOR CERTAIN INDEPENDENT LIVING FACILITIES**

To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To set forth a maximum building height of 35 feet for independent living facilities that are designed to look like single-family detached dwellings that utilize the minimum required yards (setbacks) specified for single family detached dwellings in the R-E through R-8 Districts and to clarify the applicability of existing setback requirements for other independent living facilities in other structures or districts. Copies of the full text may be reviewed at the Planning Commission office, 12000 Government Center Parkway, Suite 330, Fairfax, VA, 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL REC**

**ZONING ORDINANCE AMENDMENT – TRUCK ESTABLISHMENT IN THE PRC DISTRICT**

To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Allow truck rental establishments in the Village Center areas of the Planned Residential Community (PRC) District as an ancillary or secondary use to a principal use, when shown on an approved development plan or by Special Exception approval, subject to the additional standards in Sect. 9-525 of the Zoning Ordinance, which address noise, parking, lighting, site access, size of the use, number of trucks, as well as adequate buffering and screening of abutting properties. Copies of the full text may be reviewed at the Planning Commission office, 12000 Government Center Parkway, Suite 330, Fairfax, VA, 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE. APPROVAL REC**

**PCA 86-W-001-12 & FDPA 86-W-001-07 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY**

Appls. to amend the proffers, conceptual, and final development plans for RZ 86-W-001, previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.56. Generally located on 116.93 ac. in an area bounded by Monument Dr. (N); Government Center Pkwy. (E&S); Post Forest Dr. (S); and Legato Rd. (W). FDPA is 26.54 ac. W. of Government Center Pkwy. on land zoned PDC and WS. Comp. Plan Rec: Fairfax Center. Tax Map 56-1 ((15)) 5A, 5B, 6, 7, 8, and 14. Also under the Board's consideration will be the applicant's Water Quality Exception Request 7203-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of office development. **BRADDOCK DISTRICT. D/O TO 7/26/12**

**SE 2010-DR-019** – **SIVNAM PARTNERSHIP LLC** – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 12218 Leesburg Pk., Great Falls, 22066, on approx. 42,535 sq. ft. of land zoned C-8. Tax Map 6-1 ((1)) 18. **DRANESVILLE DISTRICT. D/O TO 7/26/12**

**RZ 2012-MV-001** – **WOODLAWN HOSPITALITY, LLC** – Appl. to rezone from C-6, CRD, and HC to C-8, CRD, and HC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.61 and waivers and modifications in a CRD. Located in the N.W. quadrant of the intersection of Richmond Hwy. and Woodlawn Ct. on approx. 2.0 ac. of land. Comp. Plan Rec: Retail and Other. Tax Map 101-3 ((1)) 96. (Concurrent with SE 2012-MV-001.) **MOUNT VERNON DISTRICT. APPROVAL REC**

**SE 2012-MV-001** – **WOODLAWN HOSPITALITY, LLC** – Appl. under Sects. 4-604, 9-607, 9-618, and 9-622 of the Zoning Ordinance to permit an increase in FAR, an increase in building height from 50 ft. up to a maximum of 57 ft., 6 in., and waivers and modifications in a CRD. Located at 8668 Richmond Hwy., Alexandria, 22309, on approx. 2.0 ac. of land zoned C-8, CRD, and HC. Tax Map 101-3 ((1)) 96. (Concurrent with RZ 2012-MV-001.) **MOUNT VERNON DISTRICT. APPROVAL REC**

**2232-Y11-9** – **NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC** – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by NewPath Networks, LLC, and New Cingular Wireless PCS, LLC, to construct a telecommunications Distributed Antenna System (DAS) in the Penderbrook area, consisting of antennas, equipment cabinets, and fiber optic cable attached to 10 replacement utility poles along portions of the public right-of-way for Fox Mill Road and Vale Road. Tax Maps: 36-1, 36-3, 36-4, 46-1, and 46-2. Area III. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, 22035. **SULLY DISTRICT. APPROVED**

Posted: 7/19/12  
Revised: 7/19/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 19, 2012**

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

**DECISION ONLY:**

2232-V11-25 – FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA) (P/H on 5/17/12) – **APPROVED**

**DEFERRAL:**

RZ 2010-PR-019 – KETTLER SANDBURG, LLC – **D/O TO 7/26**  
FDP 2010-PR-019 – KETTLER SANDBURG, LLC – **D/O TO 7/26**  
(P/H on 7/12/12)

**CONSENT AGENDA ITEMS: CONCUR**

FSA-B97-53-1 – Sprint, 5687 Rolling Road  
FSA-P05-10-2 – AT&T, 8401 Arlington Boulevard

**FEATURE SHOWN: CONCUR**

FS-S12-16 – Metro Radio, Inc., 6199 Old Arrington Lane (Deadline: 10/3/12)

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2232-Y11-9 – NEWPATH NETWORKS, LLC, AND NEW CINGULAR WIRELESS PCS, LLC –  
**APPROVED**

NO SPEAKERS

RZ 2012-MV-001 – WOODLAWN HOSPITALITY, LLC – APPROVAL RECOMMENDED  
SE 2012-MV-001 – WOODLAWN HOSPITALITY, LLC – APPROVAL RECOMMENDED

NO SPEAKERS

ZONING ORDINANCE AMENDMENT – TRUCK RENTAL ESTABLISHMENTS IN THE PRC DISTRICT (Commissioner Sargeant) – **APPROVAL RECOMMENDED**

NO SPEAKERS

ZONING ORDINANCE AMENDMENT – HEIGHT LIMITS FOR CERTAIN INDEPENDENT LIVING FACILITIES (Commissioner Hart) – **APPROVAL RECOMMENDED**

1. Mark Zetts, Representing  
McLean Citizens Association  
6640 Kirby Court  
Falls Church, VA 22043

SE 2010-DR-019 – SIVNAM PARTNERSHIP, LLC (Staff: Miriam Bader) – **D/O TO 7/26**

1. Victoria Cheshire  
12166 Holly Knoll Circle  
Great Falls, VA 22066
2. William Russo, Representing  
Holly Knoll Homeowners Association  
12130 Holly Knoll Circle  
Great Falls, VA 22066
3. Robert Gramling, Vice President  
Holly Knoll Homeowners Association  
12179 Holly Knoll Circle  
Great Falls, VA 22066
4. Stephen Pflieger  
8007 Eddy Bend Trail  
Fairfax Station, VA 22039

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, July 19, 2012**

**Page 2**

PCA 86-W-001-12 – BOARD OF SUPERVISORS  
FDPA 86-W-001-07 – BOARD OF SUPERVISORS (Braddock District) – **D/O TO 7/26**

1. David Sweeney  
12154 Lincoln Lakes Way, Suite 4110  
Fairfax, VA 22030

**FAIRFAX COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**Wednesday, July 25, 2012**

Posted: 6/5/12  
Revised: 7/26/12

**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**

None at this time

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
<a href="#"><u>RZ/FDP 2010-PR-021/</u></a> <a href="#"><u>PCA 92-P-001-08</u></a> (Providence)	Capital One Bank (USA) NA (E. side of I-495; n. of Rt.123; s. and w. of Scotts Crossing Rd.) (From C-3 to PTC)	S. Lin	<b>D/O TO 9/13/12</b> (from 7/11/12)

**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>
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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**TUESDAY, JULY 24, 2012**

**7:00 p.m.** The Tysons Corner Committee met in Conference Rooms 9/10 of the Fairfax County Government Center to discuss the public input received on the draft strawman for funding transportation improvements in Tysons.

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**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**WEDNESDAY, JULY 25, 2012**

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this Time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**RZ 2010-PR-021 - CAPITAL ONE BANK (USA) NA** - Appl. to rezone from C-3 and HC to PTC and HC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia on approx. 26.22 ac. of land. Comp. Plan Rec: Transit Station Mixed-Use and Park/Open Space. Tax Map 29-4 ((5)) A2. (Concurrent with PCA 92-P-001-08 and FDP 2010-PR-021.)  
**PROVIDENCE DISTRICT. D/O TO 9/13/12**

**FDP 2010-PR-021 - CAPITAL ONE BANK (USA) NA** - Appl. to approve a final development plan for a portion of land area associated with RZ 2010-PR-021 to permit mixed-use development. Located E. of I-495, N. of Rt. 123, and W. of Scotts Crossing Rd. on approx. 12.78 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and PCA 92-P-001-08.)  
**PROVIDENCE DISTRICT. D/O TO 9/13/12**

**PCA 92-P-001-08 - CAPITAL ONE BANK (USA) NA** - Appl. to amend the proffers for RZ 92-P-001-08 previously-approved for office development to permit partial proffered condition amendment to West\*Gate and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 3.90. Located E. of I-495, N. of Rt. 123, and S.W. of Scotts Crossing Rd. in Fairfax County, Virginia, less and except the vacated portions of Old Springhouse Rd. on approx. 24.77 ac. of land zoned C-3 and HC. Comp. Plan Rec: Transit Station Mixed-Use, and Park/Open Space. Tax Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and FDP 2010-PR-021.)  
**PROVIDENCE DISTRICT. D/O TO 9/13/12**

Posted: 7/25/12  
Revised: 7/25/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JULY 25, 2012**

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

**CONSENT AGENDA ITEMS: CONCUR**

456A-Y93-18-2 – AT&T Mobility, 5856 Old Centreville Road  
FSA-M03-20-2 – Sprint, 7212 Early Street  
FSA-S06-46-1 – Sprint Vision, 11209 Fairfax Station Road

**FEATURE SHOWN: CONCUR**

FS-S11-39 – Virginia Electric & Power Company d/b/a Dominion Virginia Power (Deadline: 1/20/13)  
- Located at 5400 Ox Road

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RZ/FDP 2010-PR-021 – CAPITAL ONE BANK (USA) NA – D/O to 9/13/12

PCA 92-P-001-08 – CAPITAL ONE BANK (USA) NA

1. Lisa Samuels, President  
Gates of McLean Condominium Association  
1530 Spring Gate Drive, #9414  
McLean, VA 22102
2. Mark Zetts  
6640 Kirby Court  
Falls Church, VA 22043

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, July 26, 2012

Posted: 6/5/12  
Revised: 7/27/12

**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="#">SE 2012-DR-003</a> (Dranesville)	TD Bank, N. A. (6256 & 6260 Old Dominion Drive) (For drive-in bank)	M. Brady	<b>APPROVAL REC</b> (P/H from 7/12/12)
<a href="#">RZ/FDP 2010-PR-019</a> (Providence) (New Public Hearing)	Kettler Sandburg, LLC 2400 Sandburg Street; 8000 Elm Place (From R-1 to R-4 cluster for 10 sf detached homes)	W. Mayland	<b>D/O TO 9/13/12</b> (D/O from 7/19/12) (P/H from 7/12/12)
<a href="#">SE 2010-DR-019</a> (Dranesville)	Sivnam Partnership LLC (12218 Leesburg Pike, Great Falls) (Convert existing bank building to Popeye's Restaurant with drive-through)	M. Bader	<b>APPROVAL REC</b> (P/H from 7/19/12) (from 4/28/11)
<a href="#">PCA 86-W-001-12/ FDPA 86-W-001-07</a> (Braddock)	Board of Supervisors, Own Motion (SW quadrant of Monument Drive and Govt. Center Parkway intersection) (For development of County Public Safety Center Headquarters)	S. Zottl	<b>APPROVAL REC</b> (P/H from 7/19/12) (from 6/14/12)

### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
<a href="#">SEA 88-S-077-05</a> (Sully)	Brookfield-Beverly Road Associates Limited Partnership (4320, 4335 and 4368 Chantilly Shopping Center) (For waiver of certain sign regulations to replace existing sign)	B. Krasner	<b>APPROVAL REC</b>
<a href="#">SE 2012-MA-004</a> (Mason)	Jooan Peace, Inc. (4119 Hummer Road, Annandale) (For parking in R District; construct overflow parking lot)	M. Bader	<b>APPROVAL REC</b>
<a href="#">PCA/FDPA 2008-MD-003</a> (Lee)	WRI Hilltop Village, LLC (NE quadrant of the intersection of Beulah St. and Telegraph Rd.) (To modify floor and uses at Hilltop Village Center)	W. Mayland	<b>APPROVAL REC</b>

-continued-

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, July 26, 2012**

Posted: 6/5/12  
 Revised: 7/27/12

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

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
<a href="#"><u>SE 2012-HM-008</u></a> (Hunter Mill)	Reston Hospital Center, LLC and INOVA Health System Services (SW quadrant of intersection of Baron Cameron Avenue and Town Center Parkway) (For a temporary helistop)	M. Tsai	<b>APPROVAL REC</b> (from 9/20/12)
<a href="#"><u>RZ 2009-PR-022</u></a> (Providence)	James M. Hollingsworth (2818 Cedar Lane) (single-family detached home)	S. Williams	<b>DEFER P/H INDEF.</b> (from 6/28/12) (from indef.)

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>Schedule Notes</b>
<a href="#"><u>RZ/FDP 2012-LE-005</u></a> (Lee)	Mussarat, Adeela & Tanzeela Ahmad (E. side of Villa Street@Franconia Rd. intersection) (From R-1 to PDH-5)	N. Rogers	<b>P/H to 9/13/12</b>
<a href="#"><u>SEA 79-P-120-04</u></a> (Providence)	McDonalds Corporation (2087 Chain Bridge Road) (To repair 25ft. tall pylon sign)	N. Rogers	<b>Defer D/O Indef.</b> (P/H from 6/28/12)
<a href="#"><u>RZ 2012-MV-004</u></a> (Mount Vernon)	8921 Properties, LLC (East side of Telegraph Rd., just south of its Intersection with Lockport Place) (From R-1 to I-5 to bring storage yard and contractors offices and shops into conformance with the Zoning Ordinance)	N. Rogers	<b>P/H to 10/17/12</b> (from 7/12/12)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 26, 2012**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**THURSDAY, JULY 26, 2012**

- 7:00 p.m.** The Policy and Procedures Committee met in the Board Conference Room of the Fairfax County Government Center to receive an update on Fairfax Forward, an ongoing effort to develop a new means to manage and review the Comprehensive Plan, which would be an alternative to the Area Plans Review process.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items. Commission Matters may be discussed prior to the scheduled public hearings.

**ITEMS SCHEDULED FOR DECISION ONLY**

**SEA 79-P-120-04 - MCDONALD'S CORPORATION** – Appl. under Sect. 9-620 of the Zoning Ordinance to amend SE 79-P-0120 previously-approved for a fast food restaurant to permit waiver of certain sign regulations. Located at 2089 Chain Bridge Rd., Vienna, 22182, on approx. 40,101 sq. ft. of land zoned C-5, HC, and SC. Tax Map 39-1 ((3)) 2A. **PROVIDENCE DISTRICT. DEFER D/O INDEF.**

**SE 2012-DR-003 – TD BANK, N.A.** – Appl. under Sects. 4-504 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot size requirement. Located at 6256 and 6260 Old Dominion Drive, McLean, 22101, on approx. 29,595 sq. ft. of land zoned C-5. Tax Map 31-3 ((1)) 112A and 116A pt. **DRANESVILLE DISTRICT. APPROVAL REC**

**PCA 86-W-001-12 & FDPA 86-W-001-07 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY** – Appls. to amend the proffers, conceptual, and final development plans for RZ 86-W-001, previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.56. Generally located on 116.93 ac. in an area bounded by Monument Dr. (N); Government Center Pkwy. (E&S); Post Forest Dr. (S); and Legato Rd. (W). FDPA is 26.54 ac. W. of Government Center Pkwy. on land zoned PDC and WS. Comp. Plan Rec: Fairfax Center. Tax Map 56-1 ((15)) 5A, 5B, 6, 7, 8, and 14. Also under the Board's consideration will be the applicant's Water Quality Exception Request 7203-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA) for the purpose of office development. **BRADDOCK DISTRICT. APPROVAL REC**

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, July 26, 2012**

**Page 2**

**SE 2010-DR-019 – SIVNAM PARTNERSHIP LLC** – Appl. under Sect. 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 12218 Leesburg Pk., Great Falls, 22066, on approx. 42,535 sq. ft. of land zoned C-8. Tax Map 6-1 ((1)) 18. **DRANESVILLE DISTRICT. APPROVAL REC**

**RZ 2010-PR-019 & FDP 2010-PR-019 – KETTLER SANDBURG, LLC** – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.64 and approval of the conceptual and final development plans. Located on the W. side of Sandburg St., S. of Elm Pl., and N. of Idylwood Rd. on approx. 2.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4 ((1)) 46 and 47. **PROVIDENCE DISTRICT. DEFER D/O TO 9/13/12**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2012-HM-008 – RESTON HOSPITAL CENTER, LLC & INOVA HEALTH SYSTEM SERVICES** – Appl. under Sect. 6-304 of the Zoning Ordinance to permit a temporary helistop. Located at 1800 Cameron Glen Dr., Reston, 20190, on approx. 3,744 sq. ft. of land zoned PRC. Tax Map 17-1 ((1)) 14E pt. **HUNTER MILL DISTRICT. APPROVAL REC**

**PCA 2008-MD-003 & FDPA 2008-MD-003 – WRI HILLTOP VILLAGE, LLC** – Appls. to amend the proffers, conceptual, and final development plans for RZ 2008-MD-003, previously-approved for mixed-use development to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.27. Located in the N.E. quadrant of the intersection of Beulah St. and Telegraph Rd. on approx. 31.87 ac. of land zoned PDC and NR. Comp. Plan Rec: Retail/Office up to 0.30 FAR. Tax Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15. **LEE DISTRICT. APPROVAL REC**

**SE 2012-MA-004 – JOOAN PEACE, INC.** – Appl. under Sect. 9-609 of the Zoning Ordinance to permit parking in an R District. Located at 4119 Hummer Rd., Annandale, 22003, on approx. 26,939 sq. ft. of land zoned R-2 and HC. Tax Map 59-4 ((6)) 20B. **MASON DISTRICT. APPROVAL REC**

**RZ 2012-MV-004 – 8921 PROPERTIES, LLC** – Appl. to rezone from R-1 to I-5 to permit industrial use with an overall Floor Area Ratio (FAR) of 0.50. Located on the E. side of Telegraph Rd. approx. 300 ft. S. of its intersection with Lockport Pl. on approx. 42,367 sq. ft. of land. Comp. Plan Rec: Industrial. Tax Map 108-1 ((1)) 10. **MOUNT VERNON DISTRICT. DEFER P/H TO 10/17/12**

**SEA 88-S-077-05 – **BROOKFIELD-BEVERLY ROAD ASSOCIATES LIMITED****

**PARTNERSHIP** – Appl. under Sects. 4-604, 9-607, and 9-620 of the Zoning Ordinance to amend SE 88-S-077 (previously-approved for a service station, quick-service food store, car wash, drive-in financial institutions, fast food restaurants with drive-thru windows, increase in building height, hotels, and vehicle rental establishment) to permit waiver of certain sign regulations and associated modifications to site design and development conditions. Located at 4320, 4335, and 4368 Chantilly Shopping Center, Chantilly, 20151, on approx. 49.73 ac. of land zoned C-6, AN, and WS. Tax Map 44-1 ((9)) A, B, C, D1, E2, F2, and F3. **SULLY DISTRICT. APPROVAL REC**

**RZ 2009-PR-022 - **JAMES M. HOLLINGSWORTH**** – Appl. to rezone from R-1 to R-4 to permit three single-family detached dwellings at a density of 2.21 dwelling units per acre (du/ac). Located on the W. side of Cedar La. approx. 150 ft. N. of its intersection with Willowmere Dr. on approx. 1.45 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1 ((4)) 16A. **PROVIDENCE DISTRICT. DEFER P/H TO INDEF.**

Posted: 7/26/12  
Revised: 7/26/12

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 26, 2012**

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

**DECISIONS ONLY:**

SE 2012-DR-003 – TD BANK, N. A. (P/H on 7/12/12) – **REC APPROVAL**

SE 2010-DR-019 – SIVNAM PARTNERSHIP, LLC – **REC APPROVAL**  
(P/H on 7/19/12)

PCA 86-W-001-12 – BOARD OF SUPERVISORS’ OWN MOTION (Braddock District) – **REC APPROVAL**

FDPA 86-W-001-07 – BOARD OF SUPERVISORS’ OWN MOTION (Braddock District) – **APPROVED**  
(P/H on 7/19/12)

**DEFERRALS:**

SEA 79-P-120-04 – MCDONALD’S CORPORATION – **D/O TO INDEFINITE DATE**  
(P/H on 6/28/12)

RZ/FDP 2010-PR-019 – KETTLER SANDBURG, LLC – **D/O TO 9/13/12**

RZ 2012-MV-004 – 8921 PROPERTIES, LLC – **P/H TO 10/17/12**

RZ 2009-PR-022 – JAMES H. HOLLINGSWORTH – **P/H TO INDEFINITE DATE**

**CONSENT AGENDA ITEM: CONCUR**

FSA-L97-49-1 – Sprint, 6112T Clovegrass Drive (Easement East of Rose Hill Drive)

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SE 2012-HM-008 – RESTON HOSPITAL CENTER, LLC AND INOVA HEALTH SYSTEM SERVICES – **REC APPROVAL**

NO SPEAKERS

SEA 88-S-077-05 – BROOKFIELD-BEVERLY ROAD ASSOCIATES, LIMITED PARTNERSHIP (Sully District) – **REC APPROVAL**

NO SPEAKERS

PCA 2008-MD-003 – WRI HILLTOP VILLAGE, LLC (Lee District) – **REC APPROVAL**

FDPA 2008-MD-003 – WRI HILLTOP VILLAGE, LLC (Lee District) – **APPROVED**

1. Cynthia Smith, President  
Newington Civic Association  
6713 Catskill Road  
Lorton, VA 22079

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, JULY 26, 2012**

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SE 2012-MA-004 – JOOAN PEACE, INC. – **REC APPROVAL**

1. J. Wayne Yawn, President  
The Mains of Annandale Homeowners  
Association  
7706 Annandale Mains Court  
Annandale, VA 22003
2. Dave Barber, Representing  
Adams Walk Homeowners Association  
4069 Championship Court  
Annandale, VA 22003