

June 2013

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
26	27	28	29	30	31	1
2	3	4	5 No PC Meeting	6 No PC Meeting	7	8
9	10	11	12 No PC Meeting	13 <i>View Agenda</i> <i>Speaker's List</i>	14	15
16	17	18	19 No PC Meeting	20 <i>View Agenda</i> <i>Speaker's List</i>	21	22
23	24	25	26 No PC Meeting	27 <i>View Agenda</i> <i>Speaker's List</i>	28	29

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

Thursday, June 13, 2013

Posted: 4/8/13
Revised: 6/25/13

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2011-HM-032 <i>(Hunter Mill)</i>	Tysons West Residential, L.L.C. (NW quadrant of intersection of Rt. and Westwood Center Drive) <i>(From I-5 & C-7 to PTC for mixed uses (office, retail, residential and hotel at current Moore Cadillac & Sheraton hotel sites)</i>	W. Mayland	P/H to 6/20/13
SE 2013-DR-001 <i>(Dranesville)</i>	TD Bank, National Association (9901 Georgetown Pike, Great Falls) <i>(For Drive-in bank)</i>	M. Lynskey	P/H to 6/20/13
RZ 2012-PR-002 <i>(Providence)</i>	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) <i>(From C-4 to PTC)</i>	B. Kati	P/H to 6/27/13 <i>(from 6/20/13)</i>
SEA 93-M-047/ 232-M08-26 <i>(Mason)</i>	The Parklawn Recreation Association, Inc. & New Cingular Wireless PCS LLC (6011 Crater Place) <i>(Install up to 12 panel antennas and ground equipment near the base)</i>	R. Horner J. Bell	P/H to 7/10/13 <i>(from 4/25/13)</i> <i>(from 2/28/13)</i> <i>(from 1/23/13)</i> <i>(from 1/10/13)</i> <i>(from 12/6/12)</i> <i>(from 10/4/12)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 12, 2013**

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, JUNE 12, 2013**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JUNE 13, 2013**

8:15 p.m. The Planning Commission Secretary will 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

2232-M08-26 – THE PARKLAWN RECREATION ASSOCIATION, INC., AND NEW CINGULAR WIRELESS PCS, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit installation of a telecommunication facility which includes a 128-ft. tall tree pole or monopole. Located at 6011 Crater Pl., Alexandria, on approx. 14.54 ac. of land zoned R-3. Tax Map 61-4 ((6)) (T) 56 and 72-2 ((3)) (T) C. (Concurrent with SEA 93-M-047.) **MASON DISTRICT. DEFER P/H TO 7/10/13**

SEA 93-M-047 – THE PARKLAWN RECREATION ASSOCIATION, INC., AND NEW CINGULAR WIRELESS PCS, LLC – Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 93-M-047 previously approved for uses in a floodplain to permit installation of a telecommunication facility, which includes a 128 ft. tall tree pole or monopole and associated modifications, to site design and development conditions. Located at 6011 Crater Pl., Alexandria, on approx. 14.54 ac. of land zoned R-3. Tax Map 61-4 ((6)) (T) 56 and 72-2 ((3)) (T) C. (Concurrent with 2232-M08-26.) **MASON DISTRICT. DEFER P/H TO 7/10/13**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, June 20, 2013

Posted: 4/8/13
Revised: 6/25/13

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Plan Amendment (Dranesville)	S11-III-DS1 Dulles Station	C. Johnson	APPROVAL REC (from 3/20/13) (from 1/10/13)
SEA 2009-DR-008 (Hunter Mill)	Oakcrest School (S. side of Crowell Road at intersection with Hunter Mill Road and north side of Dulles Toll Rd.) (For change in access point for use; traffic signal in lieu of roundabout)	J. Gorney	D/O TO 7/10/13 (from 5/9/13) (from 3/27/13) (from 2/21/13)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2012-PR-002 (Providence)	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) (From C-4 to PTC)	B. Katai	P/H to 6/27/13 (from 6/13/13) (from 1/23/13)
RZ 2011-HM-032 (Hunter Mill)	Tysons West Residential, L.L.C./ JBG/Tysons Hotel, L.L.C. (NW quadrant of intersection of Rt. and Westwood Center Drive) (From I-5 & C-7 to PTC for mixed uses (office, retail, residential and hotel at current Moore Cadillac & Sheraton hotel sites)	W. Mayland	P/H to 7/31/13 (from 6/13/13)
SE 2013-DR-001 (Dranesville)	TD Bank, National Association (9901 Georgetown Pike, Great Falls) (For Drive-in bank)	M. Lynskey	P/H to 7/18/13 (from 6/13/13)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 19, 2013

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, JUNE 19, 2013**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JUNE 20, 2013

- 7:00 p.m.** The Environment Committee met in the Board Conference Room of the Fairfax County Government Center to receive a presentation on collaboration efforts between the Department of Public Works and Environmental Services and Fairfax County Public Schools regarding stormwater management.
- 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

S11-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (DULLES STATION) – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns approx. 4.26 ac. generally located northwest of the Sayward Blvd. and Carta Way intersection (15-4((5))5A) in the Dranesville Supervisor District. The area is planned for mixed use at .50 to 1.0 Floor Area Ratio (FAR) with an option for 1.5 FAR within one fourth mile and 1.25 FAR within a half mile of Innovation Metrorail Station. The second option is for 3.5 FAR within a one fourth mile with conditions that include transfer of development potential. The Amendment will consider adding an option for multi-family residential use and support retail up to 2.4 FAR. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed Plan amendment may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA
DRANESVILLE DISTRICT. APPROVAL REC

SEA 2009-DR-008 – OAKCREST SCHOOL – Appl. under Sect. 3-E04 of the Zoning Ordinance to amend SE 2009-DR-008, previously approved for a private school of general education to permit modifications to development conditions and site access with no increase in enrollment. Located on the S. side of Crowell Rd., approx. 1,200 ft. E. of its intersection with Hunter Mill Rd. and N. of Dulles Toll Rd. on approx. 22.67 ac. of land zoned R-E. Tax Map 18-4 ((1)) 26C; 18-4 ((8)) A and 4. **HUNTER MILL DISTRICT. D/O TO 7/10/13**

Posted: 6/20/13
Revised: 6/20/13

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 20, 2013

S11-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (DULLES STATION) (Dranesville District)
– **APPROVAL RECOMMENDED**

1. Gregory Riegle, Esquire,
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

SEA-2009-DR-008 – OAKCREST SCHOOL (Hunter Mill District) – D/O TO 7/10/13

- | | |
|---|---|
| 1. Chad Loudon
1636 Crowell Road
Vienna, VA 22182 | 9. Jody Bennett
1459 Hunter View Farms
Vienna, VA 22182 |
| 2. John Mansfield
1503 Brookmeade Place
Vienna, VA 22182 | 10. Michael and Rea Patton
1628 Crowell Road
Vienna, VA 22182 |
| 3. Christine Luckscheiter
1407 Southwind Court
Vienna, VA 22182 | 11. Laddie Suk
1403 Wynhurst Lane
Vienna, VA 22182 |
| 4. Bruce Bennett, Representing
Hunter Mill Road Traffic Calming
Committee
1459 Hunter View Farms
Vienna, VA 22182 | 12. Brian Schuster
1620 Crowell Road
Vienna, VA 22182 |
| 5. Elliot Eder
1616 Crowell Road
Vienna, VA 22182 | 13. Ward Jones
20609 Marsh Court
Sterling, VA 20165 |
| 6. Steve Hull, Representing
Hunter Mill Defense League
10906 Sunset Hills Road
Reston, VA 20190 | 14. Lisa Muvill
1420 Hunter Mill Road
Vienna, VA 22182 |
| 7. Juliana Campagna
1616 Hunter Mill Road
Vienna, VA 22182 | 15. John Dowd
1529 Crowell Road,
Vienna, VA 22182 |
| 8. Feliza Kepler, Representing
Equestrian Park Homeowners
Association
1738 Dressage Drive
Reston, VA 20190 | 16. John French
10314 Forest Maple Road
Vienna, VA 22182 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, June 27, 2013

Posted: 4/8/13
Revised: 6/28/13

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

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
AF 2013-SP-001 (Springfield)	John T. Kincheloe; Mary T. Kincheloe, Trustee; John T. Kincheloe, Trustee and Jean Nelson Kincheloe Swim (7821 Kincheloe Rd.; 7900 My Way; 12650 White Fox Lane; 13219 Yates Ford Rd.) (To combine two existing A&F Districts)	B. Krasner	APPROVAL REC
AR 2004-SP-001 (Springfield)	Mark A. & Lisa K. Kusters, Marvin H. Kusters & Bonnie M. Kusters (13120 Cedar Ridge Drive; 13121 Fox Shadow Lane) (For renewal of A&F District)	B. Krasner	APPROVAL REC
FDPA 94-H-011 (Hunter Mill)	William and Whitney Babash (12391 Brown Fox Way, Reston) (To modify setback requirements on Lot 48)	J. Gourney	APPROVED (from defer indef.) (from 2/7/13) (from 1/17/13)
PRC-C-377 (Addendum) (Hunter Mill)	Fairfax County Public Schools (SE quadrant of the intersection of Sunrise Valley Drive and Cross School Road) (For renovations to existing school, including classroom and library additions and site upgrades)	N. Rogers	APPROVAL REC (from indef.) (from 5/3/12) (from 3/29/12)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 99-M-026 (Mason)	Thomas Lapham (Autostop Service Center) (5635 Leesburg Pike, Falls Church) (To permit vehicle sales and state inspections on cars being repaired & waviars/modification in CRD District)	B. Krasner	P/H to 9/12/13 (from indef.)
RZ 2012-PR-002 (Providence)	Greensboro Park Property Owner LLC (NW quadrant of Greensboro/International Drive intersections) (From C-4 to PTC)	B. Kati	P/H to 10/9/13 (from 6/13/13) (from 6/20/13)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, JUNE 26, 2013

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS
ON WEDNESDAY, JUNE 26, 2013**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JUNE 27, 2013

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

PRC C-377 – **FAIRFAX COUNTY PUBLIC SCHOOLS** – Appl. to approve the PRC plan associated with RZ C-377 to permit an addition to an existing public elementary school and associated improvements. Located in the S.E. quadrant of the intersection of Sunrise Valley Dr. and Cross School Road on approx. 14.98 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental, and Institutional. Tax Map 27-1 ((3)) 2. **HUNTER MILL DISTRICT. APPROVAL REC**

FDPA 94-H-011 – **WILLIAM AND WHITNEY BABASH** – Appl. to amend the final development plans for RZ 94-H-011 to permit a modification of setback requirements and associated changes to development conditions. Located at 12391 Brown Fox Way, Reston, on approx. 5,319 sq. ft. of land zoned PDH-4. Tax Map 25-2 ((17)) 48. **HUNTER MILL DISTRICT. APPROVED**

AF 2013-SP-001 – **JOHN T. KINCHELOE; MARY T. KINCHELOE, TRUSTEE; JOHN T. KINCHELOE, TRUSTEE; AND JEAN NELSON KINCHELOE SWIM; 13219 YATES FORD ROAD, LLC** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of previously-approved agricultural and forestal districts. Located at 7821 Kincheloe Road, 7900 My Way and 13219 Yates Ford Road, Clifton, on approx. 374.29 ac. of land zoned R-C and WS. Tax Map 85-1 ((6)) 1, 2Z, 4; 85-3 ((1)) 5Z, 6Z, 7Z; 85-3 ((2)) 18Z, 19Z, 20Z, 48Z-53Z; 85-4 ((1)) 1Z, 10Z, 20Z, 21Z, 22Z, 23Z; 85-4 ((6)) 2Z and 3Z. **SPRINGFIELD DISTRICT. APPROVAL REC**

AR 2004-SP-001 – **MARK A. AND LISA K. KOSTERS, MARVIN H. KOSTERS, AND BONNIE M. KOSTERS** – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located 13120 Cedar Ridge Dr., Clifton, on approx. 20.3 ac. of land zoned R-C and WS. Tax Map 75-1 ((8)) 6Z; 75-1 ((10)) 7Z, 8Z, and 9Z. **SPRINGFIELD DISTRICT. APPROVAL REC**

Posted: 6/27/13
Revised: 6/27/13

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 27, 2013

ADMINISTRATIVE ITEM:

COMPLIANCE WITH PROFFER 11J ON RZ/FDP 2011-MV-031 – MIDATLANTIC REALTY PARTNERS, LLC – **APPROVED**

INTENT TO DEFER:

RZ 2013-SP-005 – MH1 SPRING LAKE, LLC – **P/H FROM 7/25/13 TO 9/18/13**

CONSENT AGENDA ITEM: CONCUR

2232A-H00-41-1 – Sprint, 12052 N. Shore Drive, Reston (Deadline: 8/25/13)

AF 2013-SP-001 – JOHN T. KINCHELOE; MARY T. KINCHELOE, TRUSTEE; JOHN T. KINCHELOE, TRUSTEE; JEAN NELSON KINCHELOE SWIM; 13219 YATES FORD ROAD, LLC –

APPROVAL RECOMMENDED

NO SPEAKERS

AR 2004-SP-001 – MARK A. AND LISA K. KOSTERS, MARVIN H. KOSTERS AND BONNIE M. KOSTERS, TRUSTEES – **APPROVAL RECOMMENDED**

NO SPEAKERS

FDPA 94-H-011 – WILLIAM AND WHITNEY BABASH – **APPROVED**

NO SPEAKERS

PRC C-377 – FAIRFAX COUNTY PUBLIC SCHOOLS (Hunter Mill District) – **APPROVAL RECOMMENDED**

NO SPEAKERS