

March 2011

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2 <i>View Agenda</i> <i>View Speakers List *</i>	3 <i>View Agenda</i> <i>View Speakers List *</i>	4	5
6	7	8	9 No PC Meeting	10 <i>View Agenda</i> <i>View Speakers List *</i>	11	12
13	14	15	16 <i>View Agenda</i> <i>View Speakers List *</i>	17 No PC Meeting	18	19
20	21	22	23 <i>View Agenda</i> <i>View Speakers List *</i>	24 No PC Meeting	25	26
27	28	29	30 No PC Meeting	31 No PC Meeting		

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, March 2, 2011

Posted: 1/20/11
Revised: 3/3/11

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

Application	Applicant	Staff	PC Action
2232-Y10-22 (Sully)	UOSA (Braddock Road and Cub Run) (For sewer line replacement)	S. Beaulieu	APPROVED (P/H from 2/24/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PFM Amendment (Hart)	LDS Fee Adjustment	M. Brickner	APPROVAL REC
ZO Amendment (Sargeant)	Zoning Fees Adjustment	L. Johnson	APPROVAL REC
RZ 2010-LE-007/ PCA 2006-LE-018 (Lee)	Fleet Drive LLC (W. side of Beulah St.; e. side of Fleet Drive@intersection with Gravel Ave.) (From R-1 and R-12 to R-2 and R-2 for townhouses)	S. Williams	APPROVAL REC APPROVAL REC
RZ 2010-LE-009/ FDP 2010-LE-009 (LEE)	MR Lewin Park Capital, LLC (NW quadrant of Franconia-Springfield Parkway and Beulah Street intersection (Liberty View) (From R-1 to PDC for office park & hotel uses)	S. Williams	APPROVAL REC APPROVED (from 2/10/11)
PCA 86-W-001-11/ FDPA 86-W-001-06 (Springfield)	Jefferson at Fairfax Corner LLC (S. side of Monument Drive at the intersection w/Govt. Ctr. Pkwy.) (To allow both office and residential use; affordable housing on Land Bay C of Government Center property)	S. Zottl	APPROVAL REC APPROVED

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
SE 2010-SP-026/ 2232-S10-19 (Springfield)	Cottontail Swim & Racquet Club, Inc. and T-Mobile Inc. (7000 Cottontail Court, Springfield) (For 100 ft. monopole w/up to 6 flush-mounted antennae)	M. Badar A. Capps	P/H to 5/5/11
PRC C-099 (Hunter Mill)	Reston Association (2460 Green Range Drive) (For recreation)	E. Grayson	P/H defer indef.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 2, 2011

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-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA) – Appl. to replace 3,500 linear feet of existing interceptor sewer line with new, larger, corrosion-resistant piping in the Centreville area. Portions of Tax Maps: 0434-03-Q; 0434-07-0009; 0434-07-0010; 0434-07-0011; 0434-07-0012; 0434-07-0013; 0434-07-0014; 0434-01-0012; 0434-08-0006; 0434-08-0007; 0434-07-0009. Area III. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, 12055 Government Center Parkway, Fairfax, VA 22035, or by visiting <http://www.fairfaxcounty.gov/dpz/staffreports>.
SULLY DISTRICT. APPROVED

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTY CODE AMENDMENTS – (FEES CHARGED BY LAND DEVELOPMENT SERVICES [LDS]) – To amend Chapters 2, 61, 101, 104, and 112 of The Code of the County of Fairfax, Virginia, (County Code) as follows: Pursuant to authority granted by *Virginia Code* Sections 15.2-107, 15.2-2204, 15.2-2241(9), 15.2-2286(A)(6), 10.1-562(I), and 36-105(A), the amendments propose to increase fees charged under Chapter 2, Art. 1, Sect. 2-1-4 (Property Under County Control), Chapter 61, Art. 1, Sect. 61-1-3 (Building Provisions), Chapter 101, Art. 2, Sect. 101-2-9 (Subdivision Ordinance), Chapter 104, Art. 1, Sect. 104-1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17, Part 1, Sect. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and performing site and building inspections. The fee amendments increase all fees charged by LDS by generally 3.1% with some fees increasing by up to 3.8% due to rounding, with the following exceptions: the base permit fee, the plan resubmission fee, the fee for failure to obtain a building permit prior to beginning work (non-permitted work), and the fee for each discipline taking part in a team inspection, should the inspection not involve all disciplines will increase from \$85 to an even \$90 (a 5.9% increase). The re-inspection permit fee will increase from \$83 to match the base fee of \$90 (an 8.4% increase). Permit fees remain constant for an amendment to a permit, multiple permits, permits requiring no inspections, permits for interior alterations to an existing building, permits for an addition or exterior alterations to an existing residential structure (class R-3, R-4, and R-5 structures), permits for accessory structures on a residential property (class R-3, R-4, and R-5 structures), amusement devices and carnival rides, household appliances, home improvement contractor licenses, and vertical transportation equipment. The Fire Marshal fees are not being adjusted at this time. The calculation of the review fee for site and subdivision plans is being restructured to separate first- and second-submission fees to increase the maximum fee charged for first and second submissions combined from \$11,130 to \$12,900 for subdivisions and to apply a charge of \$88 for substitute sheets inserted into first-submission plans. The fees for parking reductions requiring Board approval are being restructured. The break points between the fee tiers are being increased by 100 parking spaces. In addition, separate categories for parking reductions based on proximity to a mass transit station and a Transportation Demand Management

Program are being created with the fees set at \$2,280 each. Regulatory initiatives are being proposed to simplify and standardize how fees are determined including replacing metric units of measurements with English equivalents, relocating the site and building fee schedules into a single source, and clarifying that the site inspection fee accompanying bond extensions shall be calculated based on one-half of the site's disturbed area for those projects that have reduced their disturbed area by at least one-half. The proposed 50 percent reduction applies to projects with a current agreement and a performance bond in good standing. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, or online at the County's website, www.fairfaxcounty.gov/dpz under the "Zoning" heading by clicking on "Pending Zoning Ordinance Amendments." **COUNTYWIDE.**

APPROVAL RECOMMENDED

ZONING ORDINANCE AMENDMENT (ZONING FEE INCREASES) – To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to the authority granted by §§15.2-107 and 15.2-2286(A)(6), of the *Code of Virginia*, the Amendment increases the application fees for variances, special permits, special exceptions, rezonings, PRC Plans, comprehensive sign plans, and amendments thereto by approximately 3.1% rounded to the nearest \$5.00 increment. The Amendment also increases fees for zoning compliance letters, modifications to the affordable dwelling unit program, interpretations of approved zoning applications, and deferral of public hearings for affidavit related errors by approximately 3.1% rounded to the nearest \$5.00 increment, with fees for non-residential use permits, sign permits, and zoning compliance letters for single-family dwellings increased by \$5.00. Copies of the full text may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, or online at the County's website, www.fairfaxcounty.gov/dpz under the "Zoning" heading by clicking on "Pending Zoning Ordinance Amendments." **COUNTYWIDE.**

APPROVAL RECOMMENDED

PRC-C-099 – RESTON ASSOCIATION – Appl. to approve the PRC plan associated with RZ C-099 to permit modifications to an existing recreation facility. Located at 2460 Green Range Dr. on approx. 2.63 ac. of land zoned PRC. Comp. Plan Rec: Medium Density Residential. Tax Map 26-1 ((11)) 5. **HUNTER MILL DISTRICT. PUBLIC HEARING DEFERRED INDEFINITE**

RZ 2010-LE-009/FDP 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC – Appls. to rezone from R-1 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 1.5 and approval of the conceptual and final development plans. Located in the NW quadrant of the intersection of Franconia-Springfield Pkwy. and Beulah St. on approx. 13.45 ac. of land. Comp. Plan Rec: 1-2 du/ac w/ option for office and/or hotel. Tax Map 91-1 ((4)) 1-11, 13-25, 500, and 501. **LEE DISTRICT. APPROVAL RECOMMENDED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 2, 2011

Page 3

RZ 2010-LE-007 – FLEET DRIVE LLC – Appl. to rezone from R-1 and R-12 to R-12 to permit residential development at a density of 6.9 dwelling units per acre (du/ac). Located on the W. side of Beulah St. on the E. side of Fleet Dr. at its intersection with Gravel Ave. on approx. 4.33 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 91-1((1)) 59A, 59B, 60; 91-1 ((5)) 2, 3, 4, and 7. (Concurrent with PCA 2006-LE-018.) **LEE DISTRICT. APPROVAL RECOMMENDED**

PCA 2006-LE-018 – FLEET DRIVE LLC – Appl. to amend the proffers for RZ 2006-LE-018 previously approved for residential development to permit deletion of land area with associated modifications to proffers and site design. Located on the W. side of Beulah St. on the E. side of Fleet Dr. at its intersection with Gravel Ave. on approx. 3.68 ac. of land zoned R-12. Comp. Plan Rec: 8-12 du/ac. Tax Map 91-1((1)) 59A, 59B, 60; 91-1 ((5)) 2, 3, and 4. (Concurrent with RZ 2010-LE-007.) **LEE DISTRICT. APPROVAL RECOMMENDED**

PCA 86-W-001-11/FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ 86-W-001 previously approved for commercial development to permit a residential option and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26 including bonus density for the provision of ADUs. Located on the S. side of Monument Dr. approx. 1,300 ft. E. of its intersection with Government Center Pkwy. on approx. 90.39 ac. of land for PCA and 8.12 ac. of land for FDPA zoned PDC. Comp. Plan Rec: 0.35 FAR maximum. Tax Map 56-1 ((15)) 5B and 14. **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

Posted: 03/02/11
Revised: 03/03/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 2, 2011

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

DECISION ONLY:

2232-Y10-22 – UPPER OCCOQUAN SEWAGE AUTHORITY (UOSA) (P/H on 2/24/11) **APPROVED**

DEFERRAL:

PRC-C-099 – RESTON ASSOCIATION (Hunter Mill District) – **P/H TO INDEFINITE DATE**

FEATURE SHOWN: CONCUR

FSA-H06-35-1 – FiberTower, 10907 Sunset Hills Road (Deadline: 5/08/11)

COUNTY CODE AMENDMENTS – ADJUSTMENT OF THE FEES CHARGED BY LAND DEVELOPMENT SERVICES FOR PLAN REVIEW, PERMITS, AND INSPECTION SERVICES (Commissioner Hart) (Staff: Michelle Brickner) **RECOMMEND APPROVAL**

NO SPEAKERS

ZONING ORDINANCE AMENDMENT – INCREASE IN THE FILING FEES FOR ZONING APPLICATIONS AND COMPLIANCE LETTERS (Commissioner Sargeant) (Staff: Leslie Johnson) **RECOMMEND APPROVAL**

NO SPEAKERS

RZ 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC **RECOMMEND APPROVAL**
FDP 2010-LE-009 – MR LEWIN PARK CAPITAL, LLC (Staff: St. Clair Williams) **APPROVED**

1. Bill Shuttleworth, President
Lewin Park Civic Association
6254 Lewin Drive
Alexandria, VA 22310
2. Diane Beachy
6308 Lewin Drive
Alexandria, VA 22310
3. Will Radle
Franconia Commons Homeowners Association
6631 Elk Park Court
Alexandria, VA 22310

RZ 2010-LE-007 – FLEET DRIVE, LLC **RECOMMEND APPROVAL**
PCA 2006-LE-018 – FLEET DRIVE, LLC (Staff: St. Clair Williams) **RECOMMEND APPROVAL**

1. Will Radle
Franconia Commons Homeowners Association
6631 Elk Park Court
Alexandria, VA 22310

PCA 86-W-001-11 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield) **REC. APPROVAL**
FDPA 86-W-001-06 – JEFFERSON AT FAIRFAX CORNER LLC (Springfield) (Staff: Suzianne Zottl) **APPROVED**

1. Deborah Westbrooke, Executive Director
Washington Sustainable Growth Alliance
4909 Cordell Avenue, Second Floor
Bethesda, MD 20814
2. Michael Fediaczko
11770 Rockaway Lane, Unit 70
Fairfax, VA 22030

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 3, 2011

Posted: 1/20/11
Revised: 3/4/11

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.

CAPITAL IMPROVEMENT WORKSHOP

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2012-2016

List of CIP presenters for March 3, 2011 Workshop:

Fairfax County Fire and Rescue Department
Ron Mastin, Fire Chief

Fairfax County Department of Transportation
Michael Lake, Senior Transportation Planner, Coordination and Funding Division, DOT

Fairfax County Park Authority
David Bowden, Director of Planning and Development Services

Fairfax County Public Schools
Dean Tistadt, Chief Operating Officer, Facilities and Transportation Services

Fairfax County Police Department
Major Erin F. Schaible, Commander of Resource Management Bureau

Fairfax County Public Libraries
Jane Goodwin, Deputy Director

Fairfax County Housing and Community Development
John Payne, Director Revitalization and Real Estate Planning

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 3, 2011

- 7:00 p.m.** The Telecommunications Committee held a meeting in the Board Conference Room of the Government Center to discuss the strawman draft document.
- 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.

ITEM SCHEDULED FOR WORKSHOP

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP

– A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2012-2016 (with future Fiscal Years to 2021), with briefings from various County agencies. **COUNTYWIDE.**

Posted: 03/03/11
Revised: 03/04/11

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY MARCH 3, 2011

CONSENT AGENDA ITEMS: CONCUR

FSA-B97-18-2 – AT&T Mobility, 7920 Woodruff Court

FSA-D06-2-2 – AT&T Mobility, 977 Balls Hill Road (I-495 & Georgetown Road)

NO PUBLIC HEARINGS

WORKSHOP ON FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM FY 2012 - 2016
(With Future Fiscal Years to 2021) (Staff: Anita Capps, DPZ; Martha Reed, DMB)

1. Fairfax County Public Schools
– Dean Tistadt, Chief Operating Officer, Facilities and Transportation Services
2. Fairfax County Fire and Rescue Department
– John Burke, Assistant Chief, Business Services Bureau
3. Fairfax County Department of Transportation
– Michael R. Lake, Coordination and Funding Division
4. Fairfax County Park Authority
– David R. Bowden, Director, Planning and Development Division
5. Fairfax County Public Libraries
– Jane Goodwin, Deputy Director, Library Foundation
6. Fairfax County Police Department
– Major Erin F. Schaible, Commander, Resource Management Bureau, Police HQ
7. Fairfax – Falls Church Community Services Board
– Jeanette Cummins Eisenhower, Residential and Facility Development Manager
8. Fairfax County Department of Housing and Community Development
– John Payne, Deputy Director, Real Estate and Development

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 10, 2011

Posted: 1/20/11
Revised: 3/11/11

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

None at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Program (Countywide)	CIP Public Hearing	M. Reed (DMB) A. Capps (PD)	DEFER D/O TO MARKUP ON 3/23/11
SEA 99-S-012-03/ 2232-S09-26 (Springfield)	Country Club of Fairfax, Inc. & T-Mobile Northeast, LLC (5110 Ox Road) (For 97-foot monopole w/equipment)	M. Bader	DEFER D/O TO 3/23/11 (from 2/9/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2010-LE-016 (Lee)	Soap & Suds, Inc. (6309 Grovedale Drive) (For car wash and detailing facility)	K. G.-Sobers	P/H to indef. (from 1/13/11)
SE 2010-SP-027/ 2232-S10-20 (Springfield)	Orange Hunt Swim Club, Inc. and T-Mobile (8600 Bridle Wood Ave., Springfield) (For 110 ft. monopole w/up to 6 flush-mounted antennae)	W. O'Donnell A. Capps	P/H to 4/6/11
RZ/FDP 2010-LE-009 (Lee)	MR Lewin Park Capital, LLC (NW quadrant of Franconia-Springfield Parkway and Beulah Street intersection (Liberty View) (From R-1 to PDC for office park & hotel uses)	S. Williams	P/H to 3/2/11 (from 2/9/11)
PCA-B-993/ FDPA-B-993-2 (Providence)	United Dominion Realty L.P. and Circle Towers LLC (S. side of Lee Highway; east of Pickett Road) (For renovations, provision of work-force housing relocation of retail & provision of TDM measures)	S. Lin	P/H to 4/6/11 (from 2/16/11) (from 12/2/10)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 9, 2011**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD REGULAR PUBLIC HEARINGS ON WEDNESDAY, MARCH 9, 2011.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 10, 2011**

- 7:00 p.m.** The Environment Committee held a meeting in the Board Conference Room of the Government Center to receive a presentation on solid waste collection and recycling by Department of Public Works and Environmental Services staff.
- 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

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

– A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2012-2016 (with future Fiscal Years to 2021). Copies of the Advertised CIP may be obtained from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, 12000 Government Center Parkway, Fairfax, VA, or by accessing the County's website at <http://www.fairfaxcounty.gov/dmb>.

COUNTYWIDE. DEFER DECISION ONLY TO MARKUP ON 3/23/11

2232-S09-26 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST,

LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18, and 20. (Concurrent with SEA 99-S-012-03.)

SPRINGFIELD DISTRICT. DEFER DECISION ONLY TO 3/23/11

SEA 99-S-012-03 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST,

LLC – Appl. under Sects. 2-904 and 3-104 of the Zoning Ordinance to amend SE 99-S-012 previously approved for a golf course, country club, and uses in a floodplain to permit a telecommunications facility and associated modifications to site design and development conditions. Located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18, and 20. (Concurrent with 2232-S09-26.)

SPRINGFIELD DISTRICT. DEFER DECISION ONLY TO 3/23/11

Posted: 03/10/11
Revised: 03/11/11

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 10, 2011

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

DEFERRALS:

PCA B-993 – UNITED DOMINION REALTY L.P. AND CIRCLE TOWERS LLC (Providence) –

P/H to 4/06/11

FDPA B-993-02 – UNITED DOMINION REALTY L.P. AND CIRCLE TOWERS LLC (Providence) –

P/H to 4/06/11

FY 2012-2016 FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

(With Future Fiscal Years to 2021) (Staff: Anita Capps, Department of Planning and Zoning; Martha Reed, Department of Management and Budget) **DEFER D/O to MARKUP on 3/23/11**

1. Harrison Glasgow, Vice Chair
Fairfax County Park Authority Board
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

2232-S09-26 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC

(Staff: John Bell) **DEFER D/O to 3/23/11**

SEA 99-S-012-03 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC

(Staff: Miriam Badar) **DEFER D/O to 3/23/11**

- | | |
|--|--|
| 1. Patricia Lubin
5020 Oakcrest Drive
Fairfax, VA 22030 | 8. Jordan Tannenbaum
10828 Fieldwood Drive
Fairfax, VA 22030 |
| 2. John Bell
Bell Jones Property
4918 Ox Road
Fairfax, VA 22030 | 9. Peter Tamburello
10794 Glen Mist Lane
Fairfax, VA 22030 |
| 3. Karen Van Giezen
5034 Oakcrest Drive
Fairfax, VA 22030 | 10. Richard Witton
10792 Glen Mist Lane
Fairfax, VA 22030 |
| 4. Mary Cassidy
10790 Glen Mist Lane
Fairfax, VA 22030 | 11. Debbie Lansford
5022 Oakcrest Drive
Fairfax, VA 22030 |
| 5. Hank Thomassen
4894 Oakcrest Drive
Fairfax, VA 22030 | 12. Paul Strokes
5000 Inglenook Drive
Fairfax, VA 22030 |
| 6. Kathy Rothschild
5030 Oakcrest Drive
Fairfax, VA 22030 | 13. Bill Seguin
5026 Oakcrest Drive
Fairfax, VA 22030 |
| 7. Richard Rothschild
5030 Oakcrest Drive
Fairfax, VA 22030 | 14. Robert Allen
5002 Inglenook Drive
Fairfax, VA 22030 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, March 16, 2011

Posted: 1/20/11
Revised: 3/17/11

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>
2232-L11-1 (Lee)	T-Mobile Northeast, LLC (5419 Oakwood Road, Alexandria) (For 125-foot treepole)	L. O'Donnell	DEFER D/O TO 3/23/11
SE 2010-DR-024 (Dranesville)	Discovery Woods Learning Community (9224 & 9232 Leesburg Pike) (For childcare center and private school of general education)	S. Zottl	DEFER D/O TO 3/23/11 (from 2/24/11) (from 2/9/11)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2010-MA-028 (Mason)	WMATA (Washington Metropolitan Area Transit Authority) (6851-6853 Industrial Road) (For regional non-rail transit facilities)	W. O'Donnell	P/H to 5/5/11 (from 3/23/10)
2232-MD10-14 (Providence) (Sully)	Newpath Networks LLC/New Cingular Wireless (Penderbrook area; various locations along Fox Mill Road in the Providence and Sully Districts) (DAS application for antenna sites on replacement utility poles)	J. Bell	TBD (from 2/3/11)
APR 09-III-1FC (Springfield)	Brian Winterhalter, Nominator (Springfield-Fair Oaks Mall)	M. Van Dam	P/H to 4/14/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 16, 2011**

- 7:30 p.m.** The Capital Improvement Program (CIP) Committee met in the Board Conference Room of the Government Center to discuss the Advertised CIP for FY 2012-2016 (with future Fiscal Years to 2021).
- 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 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and private school of general education with a total enrollment of 26 students. Located at 9224 and 9232 Leesburg Pike on approx. 1.48 ac. of land zoned R-1. Tax Map 19-4((1))6 and 11. **DRANESVILLE DISTRICT.**
DEFER DECISION ONLY TO 3/23/11

2232-L11-1 – T-MOBILE NORTHEAST, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to construct a telecommunications facility and related equipment located at 5419 Oakwood Road, Alexandria. Tax Map: 81-2 ((3)) 33. Area IV. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **LEE DISTRICT.**
DEFER DECISION ONLY TO 3/23/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 17, 2011**

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 17, 2011.

Posted: 03/16/11
Revised: 03/16/11

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

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 16, 2011

FEATURES SHOWN: CONCUR

FS-P10-51 – New Cingular Wireless d/b/a AT&T Mobility, 1430 Spring Hill Road (Deadline: 4/1/11)

FSA-P01-13-2 – AT&T Mobility, 2230 George C. Marshall Drive (Deadline: 5/4/11)

2232-L11-1 – T-MOBILE NORTHEAST, LLC – DEFER D/O to 3/23/11

- | | |
|--|--|
| 1. Karen C. Davis
5791 Westchester Street
Alexandria, VA 22310 | 2. Jeffrey Snow
5419 Oakwood Road
Alexandria, VA 22310 |
|--|--|

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – DEFER D/O to 3/23/11

- | | |
|--|---|
| 1. Larry Huffman
Bradley Oaks Homeowners Assn.
1282 Towlston Road
Great Falls, VA 22066 | 6. Frank Gentges
Glen Haven Farm Homeowners Assn.
9251 Wood Glade Drive
Great Falls, VA 22066 |
| 2. Susannah Rosenberg, Vice President
Shouse Village Community Assn.
9304 Shouse Drive
Vienna, VA 22182 | 7. Jennifer Tabola
311 Kent Street
Falls Church, VA 22046 |
| 3. Jill Braunstein
1012 Gelston Circle
Mclean, VA 22102 | 8. Laura Mitchell
on behalf of Lori Carbonneau
10203 Castlewood Lane
Oakton, VA 22124 |
| 4. John Studer
9215 Vernon Drive
Great Falls, VA 22066 | 9. Laura Wilson, Vice President
Towlston Meadow Community Assn.
P.O. Box 9212
McLean, VA 22102 |
| 5. Mark Zetts
McLean Citizens Assn.
6640 Kirby Court
Falls Church, VA 22043 | |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 23, 2011

Posted: 1/20/11
 Revised: 3/24/11

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/ MARKUP

Application	Applicant	Staff	PC Action
CIP 2012-2016 (Countywide)	Capital Improvement Program	M. Reed (DMB) A. Capps (PD)	APPROVAL REC (P/H from 3/10/11)
SEA 99-S-012-03/ 2232-S09-26 (Springfield)	Country Club of Fairfax, Inc. & T-Mobile Northeast, LLC (5110 Ox Road) (For 97-foot monopole w/equipment)	M. Bader	APPROVAL REC APPROVED (P/H from 3/10/11)
2232-L11-1 (Lee)	T-Mobile Northeast, LLC (5419 Oakwood Road, Alexandria) (For 125-foot treepole)	L. O'Donnell	APPROVED (P/H from 3/16/11)
SE 2010-DR-024 (Dranesville)	Discovery Woods Learning Community (9224 & 9232 Leesburg Pike) (For childcare center and private school of general education)	S. Zottl	APPROVAL REC (P/H from 3/16/11)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
CSPA 2003-HM-046 (Hunter Mill)	Woodland Park Crossing Retail, LLC and Woodland Park Apartments, LLC (NW quadrant of Sunrise Valley Park Drive and Woodland Pointe Ave) (To permit an additional monument sign)	M. Bader	APPROVED
SE 2010-DR-030 (Dranesville)	Shelter Development, LLC (10200 Colvin Run Road) (For Brightview, Great Falls assisted living facility w/90 units)	S. Zottl	DEFER D/O TO 4/6/11
2232-D11-3 (Dranesville)	MWAA, DRPT and WMATA (Fisher Avenue Train Control Room, Falls Church)	L. O'Donnell	DEFER D/O TO 4/6/11

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	PC Action
AR 01-H-001-02 (Dranesville)	Hiu Newcomb Family, LLC (9627 Leesburg Pike) (For renewal of A&F Districts)	S. Zottl	P/H to 5/11/11

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, MARCH 23, 2011**

- 7:00 p.m.** The Telecommunications Committee met in the Board Conference Room of the Government Center to continue discussion on the strawman draft document.
- 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.

ITEM SCHEDULED FOR DECISION ONLY/MARKUP

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) MARK-UP – The Planning Commission will hold its markup on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2012-2016 (with future Fiscal Years to 2021) and make recommendations to the Board of Supervisors. Copies of the Advertised CIP may be obtained from the Department of Management and Budget (DMB) in the Fairfax County Government Center Building, or by accessing the County’s Web Site at www.fairfaxcounty.gov/dmb. **COUNTYWIDE. APPROVAL RECOMMENDED**

2232-S09-26 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18, and 20. (Concurrent with SEA 99-S-012-03.) **SPRINGFIELD DISTRICT. APPROVED**

SEA 99-S-012-03 – COUNTRY CLUB OF FAIRFAX, INC. & T-MOBILE NORTHEAST, LLC – Appl. under Sects. 2-904 and 3-104 of the Zoning Ordinance to amend SE 99-S-012 previously approved for a golf course, country club, and uses in a floodplain to permit a telecommunications facility and associated modifications to site design and development conditions. Located at 5110 Ox Road on approx. 150.85 ac. of land zoned R-C and WS. Tax Map 68-1 ((1)) 17, 18, and 20. (Concurrent with 2232-S09-26.) **SPRINGFIELD DISTRICT. APPROVAL RECOMMENDED**

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC – Appl. under Sect. 3-104 of the Zoning Ordinance to permit a childcare center and private school of general education with a total enrollment of 26 students. Located at 9224 and 9232 Leesburg Pike on approx. 1.48 ac. of land zoned R-1. Tax Map 19-4((1))6 and 11. **DRANESVILLE DISTRICT. APPROVAL RECOMMENDED**

2232-L11-1 – T-MOBILE NORTHEAST, LLC – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to construct a telecommunications facility and related equipment located at 5419 Oakwood Road, Alexandria. Tax Map: 81-2 ((3)) 33. Area IV. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **LEE DISTRICT. APPROVED**

ITEMS SCHEDULED FOR PUBLIC HEARING

2232-D11-3 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWAA) & THE DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION (DRPT) o/b/o THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to consider the proposal by the Metropolitan Washington Airports Authority in coordination with the Department of Rail and Public Transportation, on behalf of the Washington Metropolitan Area Transit Authority, to construct a Train Control Room located south of Fisher Ave. in the VDOT right-of-way, Falls Church, VA. Tax Map 40-4. Area II. Copies of the application with a description of the facility may be obtained from the Department of Planning and Zoning, 7th Floor, Herrity Building, Fairfax, VA, 22035. **DRANESVILLE DISTRICT. DEFER D/O TO 4/6/11**

SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC – Appl. under Sects. 3-104, 4-804, 9-301, and 9-601 of the Zoning Ordinance to permit a medical care facility and an increase in Floor Area Ratio (FAR) from .5 to .7 (on the C-8 portion) on approx. 3.56 ac. of land zoned C-8 and R-1. Tax Map 12-4 ((1)) 32. **DRANESVILLE DISTRICT. DEFER D/O TO 4/6/11**

CSPA 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC & WOODLAND PARK APARTMENTS, LLC – Appl. to amend the Comprehensive Sign Plan for CSP 2003-HM-046 to permit an additional monument sign. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 7.88 ac. of land zoned PDC. Tax Map 16-4 ((23)) C and R. **HUNTER MILL DISTRICT. APPROVED**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, MARCH 24, 2011

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 24, 2011.

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 23, 2011

DECISIONS ONLY:

MARKUP ON FY 2012-2016 FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) (With Future Fiscal Years to 2021) (P/H on 3/10/11) REC. **APPROVAL**

2232-L11-1 – T-MOBILE NORTHEAST, LLC (P/H on 3/16/11) APPROVED

SE 2010-DR-024 – DISCOVERY WOODS LEARNING COMMUNITY, LLC (P/H on 3/16/11)
RECOMMEND APPROVAL

2232-S09-26 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC
(P/H on 3/10/11) **APPROVED**

SEA 99-S-012-03 – THE COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST LLC
(P/H on 3/10/11) **RECOMMEND APPROVAL**

FEATURE SHOWN: CONCUR

FSA-L96-72-2 – AT&T Mobility, 6209 Rose Hill Drive (John Marshall Library) (Deadline: 4/11/11)

CSPA 2003-HM-046 – WOODLAND PARK CROSSING RETAIL, LLC AND WOODLAND PARK APARTMENTS, LLC (Staff: Miriam Bader) **APPROVED**

NO SPEAKERS

2232-D11-3 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY (MWA) IN COORDINATION WITH DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION (DRPT) ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) (Fisher Avenue Train Control Room) (Staff: Leanna O'Donnell) **DEFER D/O TO 4/06/11**

- | | |
|--|--|
| 1. Jon Kaufmann
6706 Fisher Avenue
Falls Church, VA 22046 | 5. Troy Welck
6639 Fisher Avenue
Falls Church, VA 22046 |
| 2. Susan Barth
Brilyn Park Neighborhood Association
6638 Fisher Avenue
Falls Church, VA 22046 | 6. Mark Zetts
McLean Citizens Association
6640 Kirby Court
Falls Church, VA 22043 |
| 3. William Barth
6638 Fisher Avenue
Falls Church, VA 22046 | 7. James Bellora
6633 Fisher Avenue
Falls Church, VA 22046 |
| 4. Sandee Haskell
6707 Fisher Avenue
Falls Church, VA 22046 | 8. Jon Burns
6636 Fisher Avenue
Falls Church, VA 22046 |
| | 9. John Ruoff
6620 Gordon Avenue
Falls Church, VA 22046 |

SE 2010-DR-030 – SHELTER DEVELOPMENT, LLC (Staff: Suzianne Zottl) **DEFER D/O TO 4/06/11**

1. Robert Lundegard
Friends of Colvin Run Mill
950 Carya Court
Great Falls, VA 22066
2. Wendell Vanlare, Vice President
Colvin Meadow Estates Homeowners Assn.
1226 Colvin Meadows Lane
Great Falls, VA 22066
3. Suresh Pandellapalli
10204 Colvin Run Road
Great Falls, VA 22066
4. Dianne Van Volkenburg, Chairman
Land Use Zoning Committee
Great Falls Citizens Association
11164 Rich Meadow Drive
Great Falls, VA 22066
5. Joseph Sartiano
1124 Walker Road
Great Falls, VA 22066
6. Michal Yu
10202 Colvin Run Road
Great Falls, VA 22066