

March 2009

REPORT OF ACTIVITIES 2008



Fairfax County Planning Commission

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James R. Hart, At-Large
Jay P. Donahue, Dranesville District

John L. Liztenberger, Jr., Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Timothy J. Sargeant, At-Large

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Fairfax County Planning Commission

Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request accommodations call 703-324-2865 or TTY 703-324-7951. Allow five working days in advance of events to make the necessary arrangements.

MISSION

Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced and equitable County growth.

Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land-use issues;
- Actively support and encourage public participation in the land-use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



FAIRFAX
COUNTY
VIRGINIA

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March 2009

Honorable Members of the Board of Supervisors
County of Fairfax
Fairfax, Virginia 22035

Chairman Bulova and Members of the Board:

As we complete our 70th year of service to Fairfax County and our citizens, the Fairfax County Planning Commission is pleased to submit its *Report of Activities for 2008*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

A list of Planning Commission members, Commission staff, and Committee activities is included in the report along with information on the 260 land-use applications acted on in 2008. This past year the Commission held four workshops in addition to its regular public hearings. The Capital Improvement Program was the subject of one workshop. Two workshops were sponsored by the Commission's Environment Committee to gather input from the public on protecting riparian buffers. The fourth workshop was a joint meeting of the Commission with the History Commission to discuss amending and updating Historic Preservation text in the Comprehensive Plan.

While we experienced a decline overall in the number of public hearings, due primarily to application deferrals, our committee workload increased to thirty-seven meetings. Of note, the Environment Committee met thirteen times to discuss green building incentives, establishment of a Tree Ordinance, and restoration of streams and buffer areas. The Tyson's Corner Committee was established in the fall to meet the Board's directive to develop Comprehensive Plan text for the Tyson's Corner area. After establishing a program to solicit public input, the Tyson's Corner Committee is expected to complete its work by the end of 2009.

During 2008, the Planning Commission held public hearings on Base Realignment & Closure (BRAC) nominations to amend the Comprehensive Plan. In addition, the Commission also initiated the North County Area Plans Review (APR) process to amend the Comprehensive Plan for the Dranesville, Hunter Mill, Providence, and Sully Districts.

As part of its continuing outreach effort to inform the public about land-use issues in Fairfax County, other activities included filming new *PC Roundtable* broadcasts; publication of three online issues of the *Planning Communicator* newsletter, timely documentation of Commission actions; and continued expansion of information on the PC website.

The Planning Commission and its administrative staff continue to pledge our full support to maintain the quality of life in Fairfax County through balanced land-use planning.

Respectfully submitted,

Peter F. Murphy, Jr.
Chairman
Springfield District



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Introduction

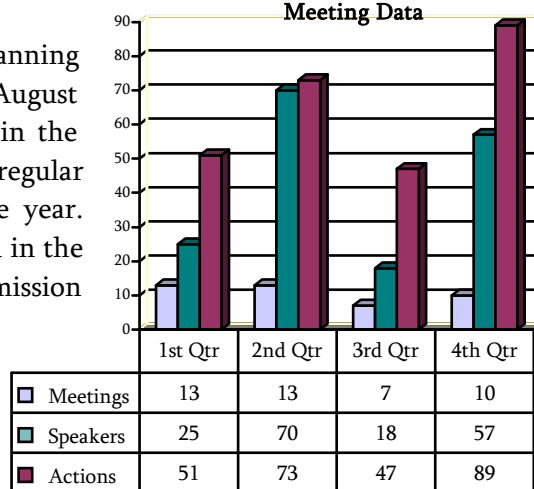
The *2008 Report of Activities* documents the activities of the Planning Commission for the year. Also included are sections on Commission members and staff, Committee activities, and a complete listing of all land-use actions taken by the Planning Commission over the past year.

The tables and charts below and on the next several pages provide information about the number of meetings held each quarter in 2008, the number of speakers at public hearings, and the number and type of land-use actions taken by the Commission by quarter and for the year. Information is provided about the number of 2008 land-use actions taken per district by quarter and for the entire year. Also included is a list of 2008 actions grouped by application type and comparative data for the past several years. Page 5 provides information about the amount of “traffic” on the 2008 Planning Commission website.

Planning Commission Meetings

As illustrated in the figure to the right, the Planning Commission held 43 meetings in 2008. Due to the August recess in the third quarter and the holiday periods in the fourth quarter, there are historically fewer regular Commission meetings during the second half of the year. The fewest number of Commission meetings occurred in the third quarter due to the August recess when the Commission is not in session.

**Planning Commission
Meeting Data**



As documented in the table below, fewer Planning Commission meetings are consistently held during the third and fourth quarters (July through December) of each year due to the August recess and the holiday season. Because more public hearings are held during the first two quarters of each year, there are generally more speakers during the first half of the year.

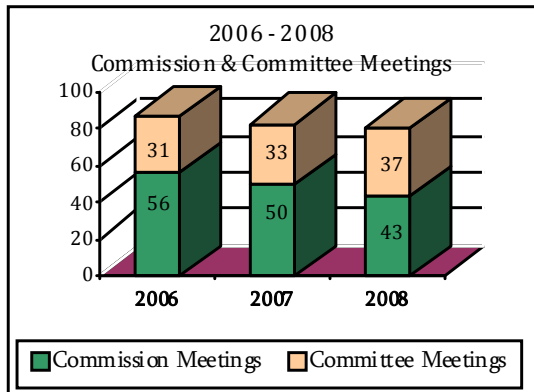
4-Year Quarterly Comparison								
Quarters	2005		2006		2007		2008	
	1 st & 2 nd	3 rd & 4 th	1 st & 2 nd	3 rd & 4 th	1 st & 2 nd	3 rd & 4 th	1 st & 2 nd	3 rd & 4 th
	(Jan. - June)	(July - Dec.)	(Jan. - June)	(July - Dec.)	(Jan. - June)	(July - Dec.)	(Jan. - June)	(July - Dec.)
Meetings	31	21	32	24	31	19	26	17
Speakers	296	171	380	150	188	77	95	75
Actions	169	126	163	206 *	155	132	124	136 *

The number of actions taken by the Planning Commission each quarter is less predictable due to the following two factors: (1) "feature shown" public facility applications do not require public hearings and are handled during Commission Matters without the need for formal scheduling and (2) mark-up of Area Plans Review (APR) nominations occurs on a cyclical basis under the

Introduction

Comprehensive Plan review process. For example, as noted by the asterisk (*), the higher number of actions during the second half of 2006 and 2008 was due in part to the mark-up session on the 2006 South County APR nominations that occurred during the third quarter of 2006 and the high volume of FS applications acted on during the fourth quarter of 2008.

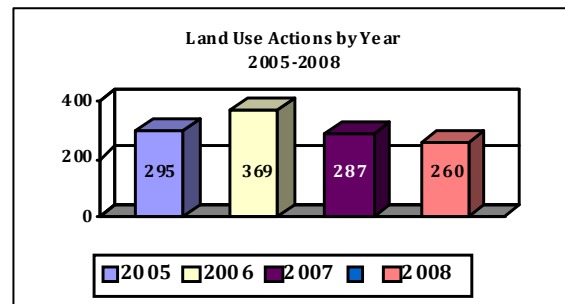
Of the 43 regular meetings held in 2008, 19 were held on Wednesday and 24 on Thursday. The longest meeting (June 26th) adjourned at 12:50 a.m. The shortest meeting (January 24th) ended at 8:24 p.m.



As shown in the figure to the left, the number of regular Planning Commission meetings in 2008 dropped from the number of meetings in 2007 and 2006, however there were more committee meetings held in 2008 than in 2007.

The standing and special committees of the Planning Commission held a total of 37 committee meetings in 2008, the highest number of committee meetings since 1988.

As illustrated in the adjacent chart, the highest volume of land-use actions taken by the Commission during the last four years occurred in 2006, due to the South County APR process. Although public hearings and the mark-up session on Base Realignment and Closure (BRAC)-Related APR nominations occurred in 2008 (those not requiring VDOT review), that process did not significantly increase the volume of Commission actions since nominations were limited to property within the geographically defined BRAC study area.



Public Testimony

The Planning Commission heard testimony from 170 speakers in 2008. That total number is less than the 265 speakers in 2007 primarily due to fewer Planning Commission meetings. There were more speakers during the first two quarters of 2008 (95 versus 75) due to the complexity and controversial nature of the scheduled applications.

The three applications that generated the most citizen interest and testimony are listed below.

1. SEA 83-D-030-08 (The Madeira School, Inc.) 24 speakers
2. SE 2007-MA-028 (Montessori School of Northern Virginia) 23 speakers
3. RZ/FDP 2007-MV-011 (CarrHomes LLC) 11 speakers

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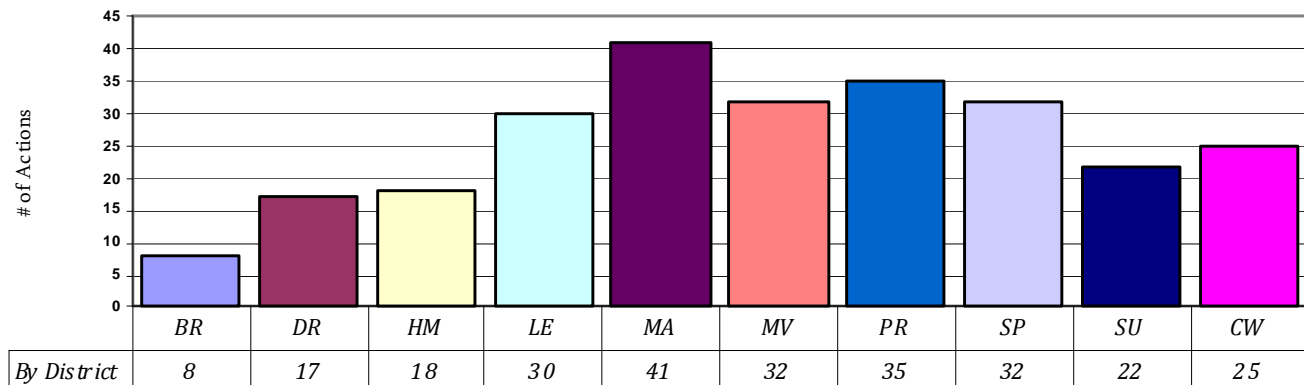
Actions by District

The table below lists the number of actions taken during each quarter by district. The fourth quarter was the most active period and, as expected, the least active period was the third quarter (July – September) due to the August recess.

<i>2008 Land-use Actions</i>					
<i>District</i>	<i>1st</i>	<i>2nd</i>	<i>3rd</i>	<i>4th</i>	<i>Total</i>
Braddock	2	0	2	4	8
Dranesville	2	5	6	4	17
Hunter Mill	2	5	5	6	18
Lee	2	10	6	12	30
Mason	5	11	8	17	41
Mount Vernon	6	8	3	15	32
Providence	7	15	4	9	35
Springfield	13	5	4	10	32
Sully	2	7	4	9	22
Countywide	10	7	5	3	25
<i>Totals</i>	51	73	27	89	260

As illustrated in the chart below, the two most active districts were Mason and Providence with 41 and 35 actions respectively. The least active districts were Braddock and Dranesville.

2008 Actions by District



Application Type

The table on page 4 provides a quarterly breakdown of the types of applications acted on by the Planning Commission in 2008.

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2008 Quarterly Actions by Land-Use Application Type

	1 st	2 nd	3 rd	4 th	Total
<i>Special Exception Applications</i>					
SE (new applications for a Special Exception)	5	7	7	3	22
SEA (amendments to a previously-approved SE)	5	3	3	6	17
<i>Rezoning Applications & Associated Development Plans</i>					
RZ & PRC (new rezoning applications)	2	7	2	1	12
PCA (amendments to previously-approved proffers)	5	8	3	3	19
FDP (new final development plans)	0	3	0	0	3
DPA/FDPA (amendments to a previously-approved DP/ FDP)	3	6	1	1	11
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)	1	1	0	0	2
<i>Comprehensive Signage Plan Applications</i>					
CSP (new applications)	1	1	0	1	3
CSPA (amendments to previous applications)	1	0	0	0	1
<i>Public Facility Applications</i>					
2232 (new applications for a public facility)	4	2	3	2	11
2232A (amendments to previously-approved 2232s)	0	1	0	1	2
FS (new requests for a feature shown determination)	7	21	16	41	85
FSA (amendments to previously-approved FS items)	4	4	3	9	20
<i>Amendments to the Comprehensive Plan</i>					
Board Authorized Plan Amendments	0	3	2	3	8
Area Plans Review Items (BRAC)	0	0	0	15	15
<i>Agricultural & Forestal District Applications</i>					
AF (new applications)	2	0	0	0	2
AA or AR (amendments or renewal of existing AF districts)	0	0	3	1	4
<i>Code Amendments</i>					
	6	4	1	2	13
<i>Policy, Procedural & Miscellaneous Recommendations</i>					
Zoning Ordinance Amendment Work Program	1	0	0	0	1
Capital Improvement Program	1	0	0	0	1
Committee & Other Recommendations	1	1	3	0	5
Review of Site Plans , Architectural Renderings	2	1	0	0	3
<i>Totals</i>	51	73	47	89	260

In summary, the top four application types acted on by the Commission in 2008 were:

1. New Feature Shown Determinations (85 actions)
2. New Special Exception Applications (22 actions)
3. Amendments to Feature Shown Determinations (20 actions)
4. Proffered Condition Amendment Applications (19 actions)

Trends

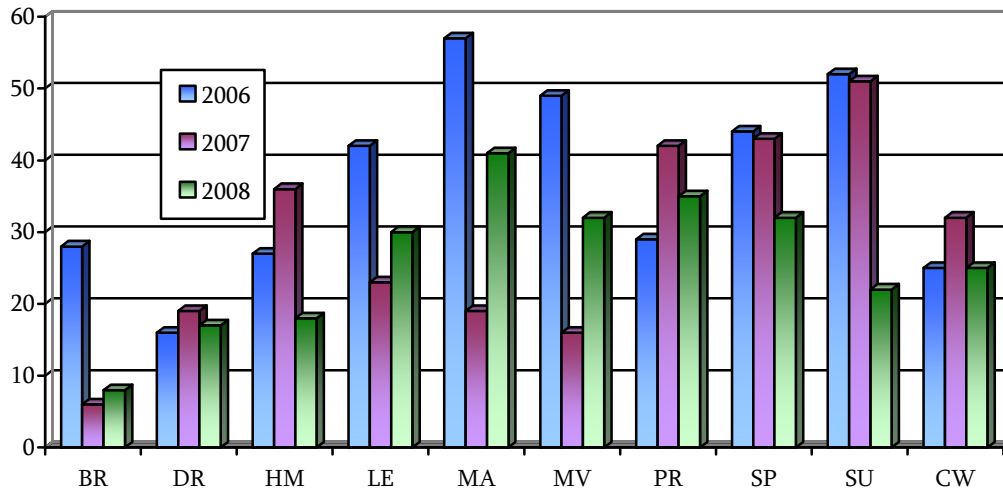
As in 2007, the most prevalent type of application acted upon by the Planning Commission in 2008 continued to be new applications for Feature Shown (FS) determinations. There were three significant changes in the actions taken by the Commission on application types compared to last year. First, the number of rezoning and PRC applications (12 actions in 2008) dropped by more

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than 50% compared to last year when the total number of actions for that category was 34. Second, the number of actions taken on applications for a Proffered Condition Amendment (PCA) dropped significantly (33 in 2007 and 19 in 2008). Third, as anticipated, the number of actions taken on Area Plan Review (APR) amendments increased in 2008 (15 in 2008 versus 4 in 2007) due to the BRAC APR Amendment Process.

The table below illustrates the three year land-use activity trend by district.

2006 - 2008 Actions by District

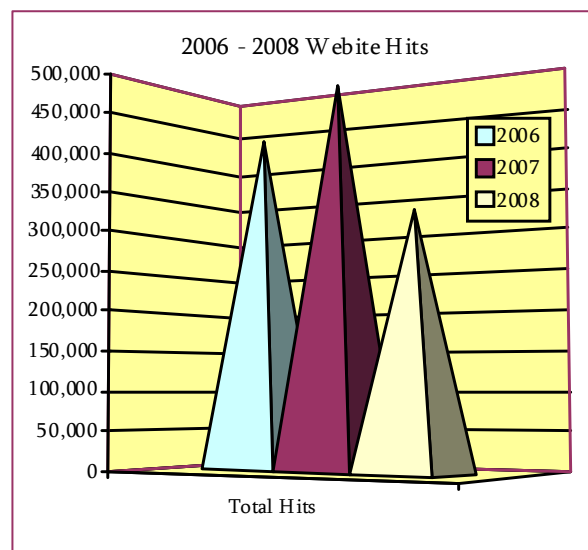


Planning Commission Website

Based on 2008 data available from *WebTrends* (via the Department of Information Technology), the Planning Commission website received 64,839 visits in 2008, a decrease from the 67,918 visits in 2007 and the 73,620 visits in 2006 but still more than double the 32,425 visits of 2005. A visit is defined by *WebTrends* as “a series of actions that begins when a visitor views their first page from the server and ends when the visitor leaves the site or remains idle beyond the idle time limit” (usually 30 minutes).

Each file requested by a visitor registers as a hit. As shown in the graphic to the right, the total number of hits in 2008 was 320,510, significantly less than the 480,809 hits in 2007 and the 419,567 hits in 2006. The reduction in number of visits and hits in 2008 is likely due to the decrease in Planning Commission meetings

The top page visited in 2008 was the Planning Commission Meeting Calendar page. It provides a synoptic description of the scheduled agenda

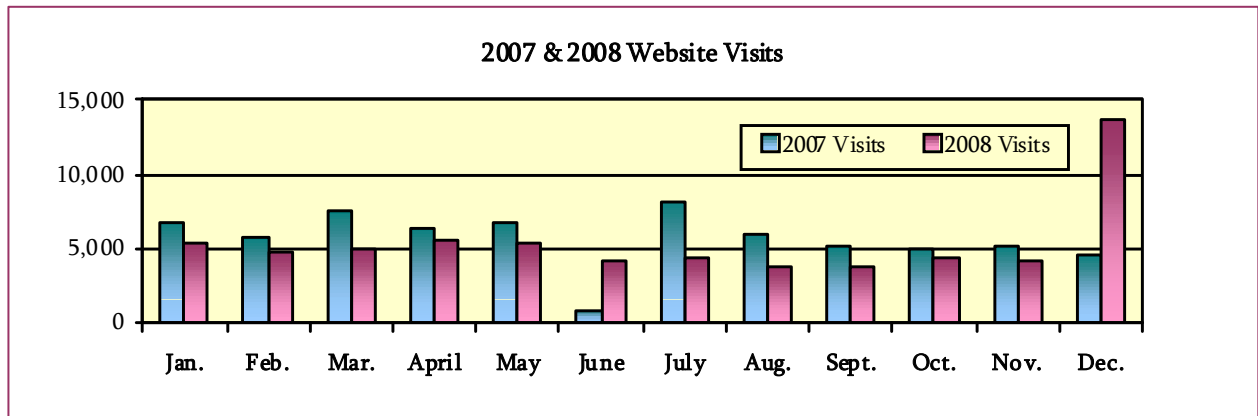


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items for specific meetings in a particular month, a list of scheduled speakers for individual cases, and the action taken by the Commission. The top pages visited in 2008 were:

1. Meeting Calendar
2. Fairfax County Budget
3. Planning Commission Committees
4. Transit-Oriented Development Committee
5. Meeting Summaries
6. Meeting Information
7. Meeting Minutes
8. Speaker's List Sign-up
9. Planning Commission Members
10. Planning Commission Administrative Staff

The chart below depicts the number of website visits per month for both 2007 and 2008. As expected, due to the reduced number of Planning Commission meetings in 2008, monthly visits (with two exceptions) declined compared to the same month in 2007. There were an unexpected number of visits in June and December of 2008. There were more June visits in 2008 than 2007 and a spike in December 2008 hits. Research revealed that the high volume of December 2008 visits were due to an increase in the numbers of visits to the County Budget page via a link on the Commission's home page.



Conclusion

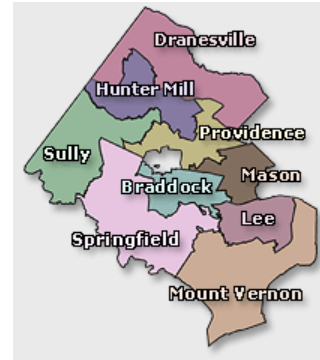
Actions taken by the Board of Supervisors in 2008 concurred with 100% of the recommendations forwarded by the Planning Commission. This concurrence factor demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, the *Report of Activities* provides information about the twelve members of the Planning Commission as well as an overview of the Commission committee and staff activities. The final section is a short description by district of each application acted upon by the Planning Commission in 2008.

2008 Planning Commission Members

The 2008 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Suzanne F. Harsel
Dranesville District	Jay P. Donahue
Hunter Mill District	Frank A. de la Fe
Lee District	Rodney L. Lusk
Mason District	Janet R. Hall
Mount Vernon District	Earl L. Flanagan
Providence District	Kenneth A. Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	John L. Litzenberger, Jr.
At-Large	Walter L. Alcorn, James R. Hart, Timothy J. Sargeant



Photographs and brief biographical information on each of the Planning Commission members (listed in alphabetical order) are provided below and on the next several pages.



Walter L. Alcorn
At-Large

Walter Alcorn was first appointed to the Planning Commission in an At-Large capacity upon a motion by former Board Chairman Kate Hanley. His first four-year term was effective in January 1997. In December 2004 and December 2008, Commissioner Alcorn was reappointed by the Board following a motion by Chairman Connolly to his second and third terms as Commissioner At-Large. His current term will expire in December 2012. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997, having completed course requirements established by the Virginia Citizens Planning Association, now known as the Citizens Planning Education Association of Virginia (CPEAV).

Alcorn served four consecutive terms as Planning Commission Parliamentarian prior to being elected Vice Chairman in January 2007, 2008 and 2009. He served as a member of the following 2008 Planning Commission committees: Policy & Procedures, School Facilities, and Seminar. He was an alternate member of the Environment Committee and the Housing Committee. Alcorn was elected in November 2008 to chair the newly-formed Tysons Corner Committee.

Alcorn received his B.A. from the University of Virginia. He was a former Deputy Division Manager in the Technology Research Group for Science Applications International Corporation (SAIC). Prior to his private sector employment, Alcorn was a Policy Aide to a former Providence District member of the Board of Supervisors.

2008 Planning Commission Members

Alcorn is an environmental consultant specializing in the development of a national system for recycling electronic equipment. He currently resides in Reston with his wife and two children.

Additional information about Alcorn is contained in the Commissioner Spotlight feature of the December 2005 issue of the *Planning Communicator* at:

<http://www.fairfaxcounty.gov/planning/December2005Newsletter.pdf>

Frank A. de la Fe
Hunter Mill District



Frank de la Fe was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Hudgins) in December 2001 for a four-year term effective in January 2002. In December 2005, he was reappointed to his second four-year term which will expire at the end of 2009.

Since moving to Reston in 1971, de la Fe has served on the boards of the Reston Association and Reston Interfaith, coached youth soccer, and co-chaired the Herndon-Reston Recreational Facilities Task Force.

Prior to his appointment to the Commission, de la Fe was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996.

de la Fe is currently serving his third consecutive term as Planning Commission Parliamentarian, having been first elected to that position in 2007. During 2008, he chaired the Parks Committee and the Transportation Committee. He was also a member of the Capital Improvement Program Committee, Housing Committee, the Land Use Process Review Committee, and the Personnel & Budget Committee. de la Fe was an alternate member of the Environment Committee and the School Facilities Committee.

After working for the National Aeronautics and Space Administration, de la Fe helped to create the Illinois State Bureau of the Budget. He returned to Federal service to establish the Special Action Office for Drug Abuse Prevention, transferred to the Law Enforcement Assistance Administration of the Justice Department, and retired from the Office of Personnel Management.

de la Fe is currently a freelance management and human resources consultant and resides with his wife in Reston.

The May 2007 issue of the *Planning Communicator*, featuring an article on de la Fe, is available at <http://www.fairfaxcounty.gov/planning/May2007Newsletter.pdf>

2008 Planning Commission Members



Jay P. Donahue
Dranesville District

Effective February 7, 2008, Jay Donahue was appointed by the Board of Supervisors as the Dranesville representative to the Planning Commission on a motion by Supervisor John W. Foust (to fill the remainder of the term of Nancy Hopkins who had resigned). In December 2008 Donahue was reappointed to a full four-year term to expire in 2012.

Donahue previously served on the Herndon Planning Commission from 1995-2007, having spent the last five years as Vice Chairman. Donahue also served on numerous public commissions and other groups, including the Dulles Regional Chamber of Commerce, the Fairfax County Convention and Visitors Corporation, and the Virginia Hospitality and Travel Association.

Donahue was a member of the 2008 Planning Commission Environment Committee and is the Planning Commission appointee to the Airports Advisory Committee.

Donahue received his Juris Doctorate degree from the University of the Pacific in 1974 after completing his undergraduate studies at Catholic University in Washington, D.C. He is a member of both the Virginia and Connecticut State Bar Associations.

Donahue had a thirty-two year career with the American Automobile Association in management and sales before retiring in March 2007. He was also a Democratic candidate for the Virginia House of Delegates that year.

Commissioner Donahue and his wife, Joanne, have two sons and currently reside in Herndon.

Earl L. Flanagan
Mount Vernon District



Earl Flanagan was appointed by Supervisor Gerry Hyland to represent the Mount Vernon District effective January, 2007 to complete the remaining term of former Commissioner John Byers. Flanagan's appointment will expire on December 31, 2009.

Flanagan presently serves as President of the Riverside Estates Civic Association and is a member of the Mount Vernon/Lee Richmond Highway Revitalization Task Force, Woodrow Wilson Bridge Stakeholder Panel, and the Task Force developing plans for the former District of Columbia Prison in Lorton. His previous community activities included serving as Chair of the Mount Vernon Council of Citizens Associations, Chair of the Transportation Committee of the Council, Chair and Director of the Southeast Fairfax Development, Director of the

2008 Planning Commission Members

National Institute of Building Sciences, Director of the Fairfax County Federation of Citizens Associations, Director of the Fairfax Committee of 100 and membership on the Fairfax County Redistricting Committee. In 1991 he was a nominee for Mount Vernon Supervisor and in 1993 he was a nominee for Virginia Delegate.

During 2008, Flanagan was a member of the following Planning Commission committees: Base Realignment and Closure, Environment, Land Use Process, School Facilities, and Transportation. He was an alternate member of the Policy & Procedures Committee and the Parks Committee. Flanagan became a *Virginia Certified Planning Commissioner* in 2007.

As a registered architect, Flanagan worked in Champaign, Chicago, and Harvey, Illinois. He also served as a local planning commissioner, building commissioner and finally as an elected official before joining the Chicago Regional Office of HUD in 1968 as an expert on state and local building regulations. Flanagan was appointed Principal Advisor on Building Codes and Code Administration in Washington by Secretary Romney in 1973.

Flanagan graduated from the University of Illinois with a Bachelor of Science Degree in Architectural Engineering and the Georgetown University School of Foreign Service with a Graduate Diploma in Social Psychology and Political Science. He has been a Fairfax County resident for 26 years and currently resides with his wife in Riverside Estates, a subdivision on the Mount Vernon Plantation.

Flanagan was featured in the December 2008 issue of the *PC Communicator*. To read the article link to <http://www.fairfaxcounty.gov/planning/december2008newsletter.pdf>



Janet R. Hall
Mason District

Janet Hall was appointed to the Planning Commission in 1995 by the Board of Supervisors (on a motion by former Supervisor Trapnell) and has been reappointed twice by Supervisor Gross. Hall's current term will expire in December 2010.

Prior to her appointment to the Planning Commission, Hall had been a Board Member of the Parent Teacher Association of the Sleepy Hollow Elementary School, the Ellen Glasgow Middle School, and J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land Use, and Transportation Advisory Committee.

In 2008, Hall chaired the Personnel & Budget Committee as well as the Policy & Procedures Committee. Hall has been a *Virginia Certified Planning Commissioner* since 1999.

2008 Planning Commission Members

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review and resides with her husband in the Lake Barcroft area of the Mason District.

For more information on Janet Hall, refer to the April 2006 issue of *the Planning Communicator* available at <http://www.fairfaxcounty.gov/planning/April2006Newsletter.pdf>

Suzanne F. Harsel
Braddock District



Suzanne Harsel was first appointed to the Planning Commission by former Supervisor Audrey Moore in April 1982 to complete the unexpired term of a former Annandale District Commissioner. Supervisor Moore reappointed her in January 1984 for a four-year term and she has been reappointed four times by Supervisor Bulova. Harsel was reappointed by the Board of Supervisors on January 28, 2008 to her sixth four-year term which will expire in December 2011.

In 2009, Harsel was elected to her 21st consecutive term as Planning Commission Secretary. She chaired the 2008 School Facilities Committee and was also a member of the Housing Committee, Policy & Procedures Committee, and the Personnel & Budget Committee. Harsel was an alternate member of the Parks Committee.

Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. She taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County, Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant.

Harsel and her husband currently reside in the Country Club View community in the Braddock District.

Harsel was featured in the Special 70th Anniversary Issue of the *PC Communicator*, available at <http://www.fairfaxcounty.gov/planning/70thanniversaryissue.pdf>



James R. Hart
At-Large

James Hart was appointed by Chairman Connolly to an At-Large seat on the Commission on January 5, 2004 for a four-year term. On January 28, 2008, he was reappointed by the Board of Supervisors to a second four-year term that will expire in December 2011.

2008 Planning Commission Members

Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization and formerly chaired the Countywide Non-motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land-use Committee from 1998-2000. He previously represented the Virginia Run Community Association on the Sully District Council.

In 2008, Hart chaired the Environment Committee and was a member of the Policy & Procedures Committee, Parks Committee, and the Transportation Committee.

Hart is a graduate of the University of Virginia's School of Law and received his undergraduate degree from the UVA School of Architecture. He has been director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, the American Bar Association, the American Judicature Society, and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993. Hart resides in the Virginia Run community in Centreville.

Hart was featured in the April 2008 issue of the *PC Communicator*. For more information about Hart, link to <http://www.fairfaxcounty.gov/planning/april2008newsletter.pdf>

Kenneth A. Lawrence *Providence District*



Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Smyth) in January 2004 to complete the term of his predecessor. On December 6, 2004, he was reappointed by the Board of Supervisors (again on a motion by Supervisor Smyth) to his first full four-year term and was again reappointed in December 2008. His current term will expire at the end of December 2012.

Lawrence formerly chaired the Briarwood Citizens Association Land-Use Committee and was the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the “Fairlee” out-of-turn Comprehensive Plan amendment in the Providence District.

Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee.

2008 Planning Commission Members

During 2008, Lawrence was a member of the Environment Committee, Land Use Process Review Committee, Policy & Procedures Committee, and the Transportation Committee. Lawrence has been a *Virginia Certified Planning Commissioner* since 2005.

Lawrence was named 2007 Providence District Lord Fairfax, a yearly honor awarded by the Board of Supervisors to recognize two people from each district and At-Large who demonstrate exceptional volunteer service, heroism, or other special accomplishment. Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research, which ultimately led to a focus in instructional design. He developed courses in technical and procedural training, employee development and employee performance support for members of the military, sales staff, procurement and tax specialists, and research managers. Lawrence and his wife reside in the Fairfax area of the Providence District.

Lawrence was featured in the August 2007 issue of the *Planning Communicator* which is available at <http://www.fairfaxcounty.gov/planning/august2007newsletter.pdf>



John L. Litzenberger, Jr.
Sully District

Effective January 1, 2008, John L. Litzenberger, Jr. was appointed to a four-year term by the Board of Supervisors (on a motion by Supervisor Frey) to as the Sully District Planning Commissioner. His appointment will expire at the end of December, 2011.

A longtime participant in community service for Fairfax County, Litzenberger was one of the original founders of the West Fairfax County Citizens Association and served as that organization's President from 1986-1988. He has also been a member of several committees in the Centreville area, including the Land Use and Methodist Church Finance and Building Committee.

Litzenberger was also appointed by the Board of Supervisors to serve on the Centreville Core study from 1982-1988. Litzenberger was named "2007 Volunteer of the Year" for the Sully District by "Celebrate Fairfax". He also served as the Sully District representative on the Redevelopment and Housing Authority until July 2008.

In 2008, Litzenberger served as a member of the Housing Committee, Parks Committee, and the Schools Committee. He was an alternate member of the Capital Improvement Program Committee.

Litzenberger graduated from Syracuse University in 1972 with a degree in biochemistry and received his master's degree in Systems Management at the University of Southern California.

2008 Planning Commission Members

He served with the United States Air Force for over 30 years and took part in military operations such as the Vietnam War and the first Persian Gulf War. Litzenberger has also been involved with the civilian air industry as an operations officer at the Federal Aviation Administration and later as a senior management official at various commercial airports. He currently is the General Manager for Atlantic Airport Services, LLC.

Litzenberger and his wife Barbara have three grown children and currently reside in Centreville.

Rodney L. Lusk
Lee District



On January 5, 2004, the Board of Supervisors (on a motion by Lee District Supervisor Dana Kauffman) appointed Rodney Lusk to represent the Lee District on the Planning Commission for a four-year term. In January 2008, He was reappointed to his second four-year term to expire at the end of December 2011.

Prior to being appointed to the Planning Commission, Lusk was the At-Large appointee on the Fairfax County Park Authority. He currently is President of the Business Alliance of George Mason University and is vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. Lusk is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council.

Lusk is a member of the Advisory Board for the Minerva Seed Fund and is immediate past chairman of the Board of Directors and past chairman of the Alumni Outreach and Support Committee for Leadership Fairfax. He is a former recipient of the Torch Bearer Award, an award presented by Leadership Fairfax. Lusk was the recipient of the 2007 Citizenship Award presented by the Lee District Association of Civic Organizations.

During 2008, Lusk chaired the Capital Improvement Program Committee and the Housing Committee. He was a member of the Base Realignment and Closure Committee as well as the Parks Committee and was an alternate member of the Environment Committee.

Lusk serves as the PC appointee on the Board's Revitalization Committee and has been a *Virginia Certified Planning Commissioner* since 2005.

Lusk is employed by the Fairfax County Economic Development Authority as the Capital Attraction Program manager. Formerly he was the land-use and zoning administrative aide for the Providence District Supervisor.

Lusk resides in the Alexandria area of the Lee District with his wife and two daughters.

2008 Planning Commission Members

For more information about Lusk, featured in the December 2007 issue of the *Planning Communicator*, link to <http://www.fairfaxcounty.gov/planning/december2007newsletter.pdf>



Peter F. Murphy, Jr.
Springfield District

Peter F. Murphy, Jr., was appointed by the Board of Supervisors to represent the Springfield District in December 1982 (on a motion by former Supervisor Marie Travesky). He was reappointed by the Board for additional four-year terms in 1986, 1990, 1994, 1998, 2002, and 2006 (on motions by Supervisor Elaine McConnell). Murphy's current term will

expire in December 2010.

Murphy currently chairs the County's Telecommunications Task Force and is a member of the Board of Directors of Celebrate Fairfax, Inc. He is the recipient of the following awards and honors:

Times Courier Citizen of the Year
Distinguished Public Service Leadership Award from the Springfield District Council
Fairfax County Volunteer of the Year Award in the Community Leader Category
Honors Award from the Department of Planning and Zoning
Honorary Alumnus of Norwich University
Honorary Chief of the Burke Volunteer Fire and Rescue Department
1999 Lord Fairfax for the Springfield District
2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.
2006 Katherine K. Hanley Public Service Award from Leadership Fairfax
2007 Lawrence V. Fowler Award from the Board of Supervisors

Murphy is currently serving his 21st term as Planning Commission Chairman, having been annually elected to that position since 1989. Prior to being elected Chairman, he served two terms as Vice Chairman and three years as Commission Secretary.

In 2008, Murphy was Chair of the Base Realignment & Closure Committee and Chair of the Land Use Process Review Committee. He was a member of the Capital Improvement Program Committee and the Personnel & Budget Committee.

Murphy, a public relations professional with the Association of the U.S. Army, resides in Burke with his wife and daughter.

He was featured in the inaugural issue (August 2005) of the *Planning Communicator*. To read the article, link to <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>

2008 Planning Commission Members

Timothy J. Sargeant
At-Large



Effective December 2006, the Board of Supervisors appointed Tim Sargeant as an At-Large member to the Planning Commission on a motion by Chairman Gerry Connolly. His four-year term will expire at the end of December 2010.

Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the entire 3000-acre Laurel Hill site. As chair of the Laurel Hill Adaptive Reuse Citizens Task Force, he helped develop the master planning recommendations for the buildings at the former D.C. Department of Corrections complex in Lorton, Virginia. Sargeant was appointed by the Board of Supervisors to serve as one of three members of the Laurel Hill Project Advisory Committee to oversee implementation of the Task Force recommendations.

Sargeant co-chaired the 2002 and 2005 Area Plans Review Task Force for the Mt. Vernon District and also was vice president of the Federation of Lorton Communities (now the South County Federation) and president of his homeowners association. Sargeant is on the board of directors of Celebrate Fairfax, Inc. and also serves on the Virginia 2007 Committee which coordinates celebratory events in honor of Virginia's 400th anniversary. The *Times Community Newspapers* of Northern Virginia selected him as 2004 Citizen of the Year.

In 2008, Sargeant was a member of the Base Realignment & Closure Committee, Environment Committee, Housing Committee, Land Use Process Review Committee, School Facilities Committee, and the Transportation Committee. He was an alternate member of the Policy & Procedures Committee. Sargeant became a *Virginia Certified Planning Commissioner* in 2007.

Sargeant was appointed by Governor Kane as a member of the Board of Visitors of Gunston Hall in 2008. Gunston Hall Plantation is located on 550 acres in Fairfax County and was the home of George Mason. It is a National Historic Landmark built circa 1755-1760 and exemplifies colonial Georgian architecture with its elaborate interior carvings and elegant design.

Sargeant is a state and local affairs manager with Dominion Virginia Power. Previously, he was a newscaster, reporter and editor for the Associated Press Radio Network in Washington, D.C. Sargeant lives in the Mount Vernon District with his wife and two children.

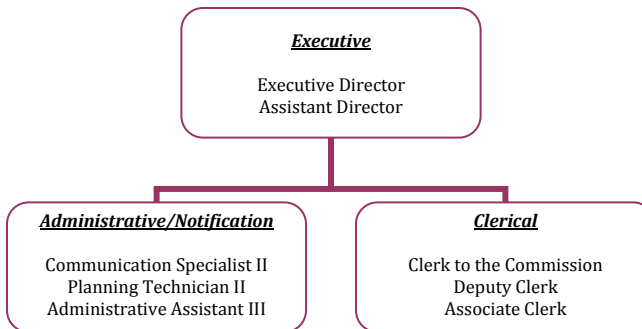
The August 2008 issue of the *PC Communicator* featured Sargeant. For additional information, link to <http://www.fairfaxcounty.gov/planning/august2008newsletter.pdf>

2008 Planning Commission Staff

As shown to the right, the Planning Commission Office consists of eight employees and three branches or program areas.

Executive Branch

The Executive Director and the Assistant Director are responsible for preparing administrative and financial reports and documents as well as coordinating the agenda for all the meetings of the Planning Commission and its committees. In addition to supervising the staff, overseeing production of the *Planning Communicator* newsletter and the *Roundtable*, the Executive Director and the Assistant Director document, interpret and report information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission.



Meeting Information

During 2008, the Commission held 43 regular meetings, 37 Committee meetings, and took action on 260 land-use items. Of that number, the Board took actions on 96 items scheduled for public hearing. The remaining items were transmitted to the Board as *Information Items*, via memoranda, or were deferred by the Board.

Of the total number of applications scheduled for public hearing during 2008, only 39 items were the subject of Planning Commission public hearings on the originally-scheduled date. The majority of applications were subject to one or more deferrals thus necessitating calendar changes for a total of 338 applications.

The significant number of deferrals resulted in the need for staff to make daily updates to the calendar agenda featured on the Planning Commission webpage. The deferrals also negatively impacted agency budgets by necessitating re-advertising and re-posting of application properties. The need to send first class deferral letters to abutting property owners also affected the agency budget and workload.

Planning Commission Roundtable



Begun in 2003 as part of a public outreach effort, the *Planning Commission Roundtable* is a monthly County Government Channel 16 program about land-use topics of interest to County citizens. Each program is hosted by the Planning Commission Chairman in a roundtable format to enable discussion between individual Commission members and/or invited guests. The *Roundtable* is produced by the Cable Programming Division and broadcast every Thursday at 6:30 pm and Wednesdays at 10:30 pm (when the Commission is not meeting or if meetings have adjourned prior to that time). The 2008 *Roundtable* broadcast schedule is listed on the next page.

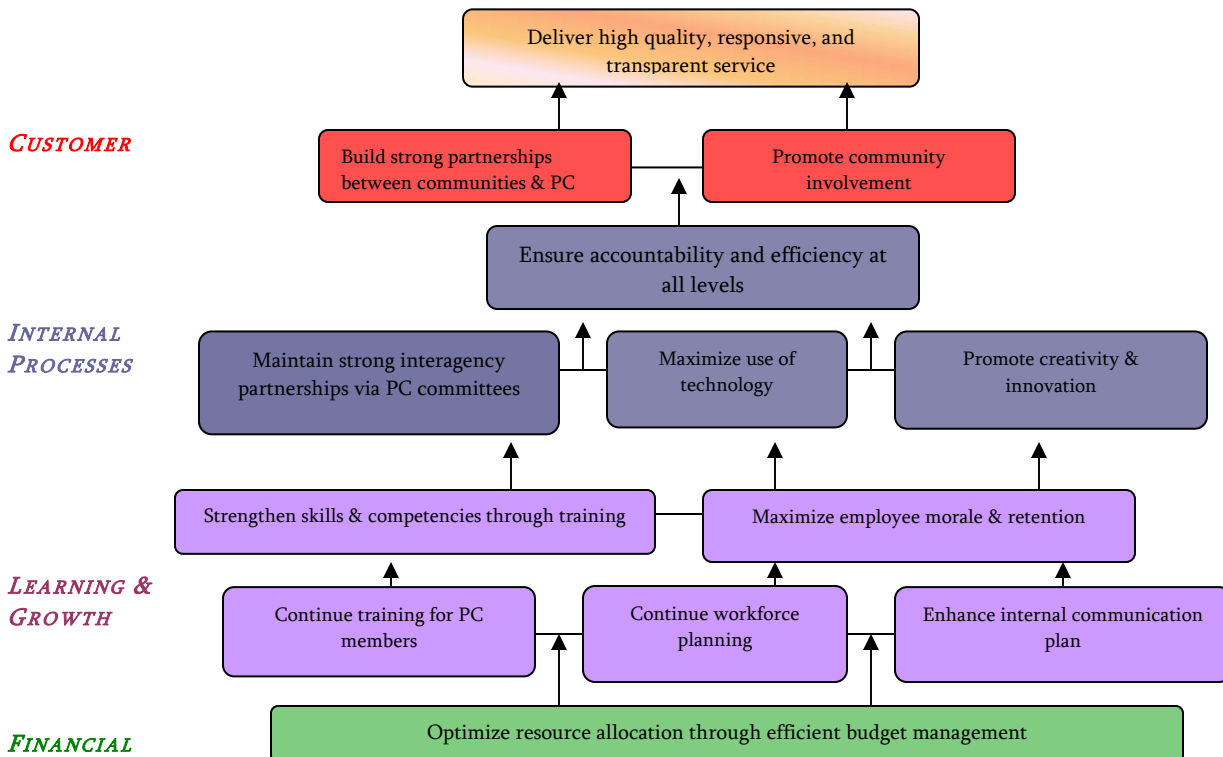
2008 Roundtable Program Schedule

January - February	Tysons Task Force Update
March – April	Fairfax County History Commission
May – June	Fairfax County Solid Waste Management Program
July	BRAC Area Plans Review Process
August – September	Aging in Place through Universal Design
October	Tysons Land Use Task Force Report
November – December	Commercial Revitalization Efforts

More information on the *Planning Commission Roundtable* is available on the Commission’s web site at <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Specific *Roundtable* programs can be copied on a compact disc or video tape for a small fee by contacting the Communications Production Division at 703-324-5930 (TTY 703-222-8653). Recent *Roundtable* broadcasts can be seen via Channel 16’s Video on Demand feature at www.fairfaxcounty.gov/cable/channel16/vod.htm.

Strategic Planning & Balanced Scorecard

At the directive of the County Executive and as a follow-up to the strategic planning initiative begun in 2002, the Executive Branch developed a balanced scorecard and strategic map to illustrate its vision elements. A copy of the strategy map for the Planning Commission Office is provided below.



Planning Communicator

In 2008, Commission staff published four issues of the *Planning Communicator*, three regular issues and a special issue commemorating the 70th anniversary of the Planning Commission.



In addition to providing information about the activities of the Planning Commission, each of the regular issues included articles on relevant land-use issues as well as the following standard features:

- Commissioner Spotlight
- Committee Activities
- Planning Commission Land-Use Actions
- Roundtable Program Updates
- Announcements
- Planning Commission Mailbag
- Land Use Updates (i.e. BRAC & North County APR processes)

The three 2008 regular issues of the *Communicator* featured spotlight articles on At-Large Commissioners Jim Hart (April) and Tim Sargeant (August), and Mount Vernon District Commissioner Earl Flanagan (December).

The special Anniversary issue was released in July 2008 to celebrate the 70th anniversary of the Planning Commission (July 6, 1938 – July 6, 2008). The Anniversary issue featured an article about Braddock District Commissioner Suzanne F. Harsel, the longest-serving Planning Commissioner.

To celebrate, *Fairfax County Planning Commission Week* was proclaimed by the Board of Supervisors to honor the 70th anniversary of the establishment of the Planning Commission. An anniversary dinner was held in July at the Waterford at Fair Oaks attended by current and former Planning Commissioners. A booklet, *A Look Back: 1938 – 2008*, detailing the 70-year history of the Planning Commission was prepared by staff and provided to attendees. Link to <http://www.fairfaxcounty.gov/planning/historicalbooklet.pdf> to read the booklet.

To help publicize the 70th anniversary of the Commission, staff prepared a display that was placed in the lobby of the Government Center during the week of July 6 –13. The display table featured two handouts: a *Reference Guide to the Planning Commission* and a Planning Commission bookmark.

As shown on the next page, the Planning Commission lobby display also featured a 1938 map of the County as well as a map depicting the current supervisor districts. *Then and Now* statistics were also included to illustrate how the County had changed in the last 70 years.

Fairfax County Planning Commission

Mission: To provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced and equitable County growth.

FAIRFAX COUNTY	THEN	NOW
Land area	416 square miles*	395 square miles
County population	40,929 (in 1940)	7,041,957 (in 2007)
Percent urban ¹	6% (in 1940)	98.8 % (in 2000)
Dwelling units	9,852 (in 1940)	291,136 (in 2000)
Number of farms	1,224 (in 1940)	15 (in 2000)
Farm acreage ²	123,909 acres (in 1940)	9,946 acres (in 2000)
Retail establishments	297 (in 1940)	2,941 (in 2000)
Number of public schools	28 schools & 6 students	197 schools & 150,000 students (2000)
Number of public libraries	0 (in 1935) ³	23 (in 2000)
Planning Commission Members	5 (in 1935) ⁴	12 (in 2008)
Number of PC meetings	32 (in 1942) ⁵	88 (80 regular & 8 committee meetings in 2007)

July 6, 1938 — Serving Fairfax County and our Citizens for 70 years — July 6, 2008

Link to <http://www.fairfaxcounty.gov/planning/70thanniversaryissue.pdf> to read the July Anniversary Issue. Other issues of the Planning Communicator are available for review on the Commission’s website and can be downloaded at www.fairfaxcounty.gov/planning.

Base Realignment & Closure (BRAC) Related Area Plans Review (APR) Process

The BRAC-Related APR Process commenced in 2008. The Planning Commission held a screening session in April 2008 to determine which nominations would be forwarded to public hearing. Eight BRAC-related nominations (not requiring VDOT analysis of traffic impacts) were the subject of Commission public hearings in November. In December, following its mark-up session, the Commission forwarded seven of the nominations to the Board of Supervisors for consideration. (NOTE: Refer to the Lee District and Mount Vernon sections of this report for descriptions of the BRAC-Related APR nominations). The BRAC-Related nominations that were determined by staff and the Commission to have the potential to add 5,000+ vehicle trips per day to the road network are being reviewed by VDOT. Those nominations will be heard by the Planning Commission on June 17 and June 24, 2009. Link to <http://www.fairfaxcounty.gov/dpz/apr/brac/> for more information about the BRAC APR process.

2008-2009 North County Area Plans Review Nominations



The Planning Commission received 62 nominations to amend the Comprehensive Plan under the 2008-2009 North County Area Plans Review (APR) process. In addition, the Board of Supervisors directed that two Sully District Out-of-Turn Plan Amendments (OTPA) be included in this process (for a total of 64 items). Commission staff met with nominators and processed the nominations to ensure that submission requirements were satisfied prior to forwarding the nominations to the Planning Division.

The four Supervisor Districts included in the northern portion of the county are: Dranesville, Hunter Mill, Providence and Sully. The APR process is designed to provide the public an opportunity to be involved in the land-use planning process in Fairfax County by suggesting

revisions to the Comprehensive Plan that will (1) help the county better achieve the objectives of the Plan or (2) address land-use inequities or oversights.

On September 25, 2008, the Planning Commission held a screening session to determine which nominations merited inclusion in the APR process based on consistency with adopted county policy and submission of adequate justification. The Commission determined that 39 items were eligible for public hearing. The nominations not subject to VDOT review will be heard on May 20, 2009. A summary of nominations by district and links to individual items is online at <http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/>.

Clerical Branch

The three members of the clerical team are the Clerk to the Commission, Deputy Clerk, and Associate Clerk. They are responsible for preparing minutes of Planning Commission and committee meetings, summaries of Commission meetings, and verbatim excerpts after the close of the public hearing on each application as well as a verbatim of administrative actions taken during Commission Matters.

In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 252 speakers who testified at 2008 public hearings. During 2008, the clerical branch prepared 215 verbatims, 43 Summaries, 43 regular Minutes, and 34 committee Minutes.

Clerical Workload		
	2007	2008
Verbatims Prepared	200	215
Summaries Completed	50	43
Commission Minutes	50	43
Committee Minutes	33	34
Speakers Registered	252	170

The significant decrease in the number of 2008 speakers, as compared to 2007 speakers is due primarily to the reduced number of 2008 Commission meetings, the deferral of several complex applications to 2009, and the fact that the 2008 BRAC Area Plans Review nominations did not generate as many speakers as anticipated.

As mentioned in last year's *Report of Activities*, staff is in the process of ensuring that all archived Planning Commission Minutes are available online. During 2008, Minutes for calendar year 1996 and 1997 were scanned and posted online. As a result, thirteen years (1996-2008) of Planning Commission Minutes are now available online with the ultimate goal of posting Minutes from 1941 up to 1995 on the web within the next several years. To view Commission Minutes, link to <http://www.fairfaxcounty.gov/planning/minutes.htm>.

Administrative/Notification Branch

The three members of this branch, under the guidance of the Assistant Director, are responsible for first-line interaction with the public, verifying written public notice accuracy, and updating the Commission's web site.

Public Interaction

All staff members deal with the public and respond to telephone inquiries for information; however, the Administrative/Notification Branch staff handle the bulk of telephone calls and walk-ins from first time visitors. During 2008, the branch fielded 1,213 phone calls, accepted 141 courier deliveries, met in person with 148 visitors, and assisted the Executive Branch in providing information to the media.

Written Notice of Pending Land-Use Applications

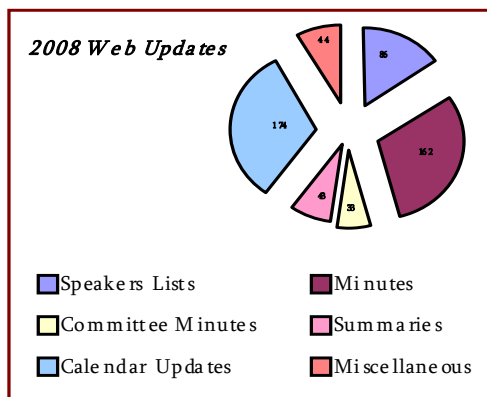
The Commission staff is responsible for ensuring that proper notice, as set forth in the *Code of Virginia* and the Fairfax County Zoning Ordinance, is provided to owners of property abutting land that is the subject of an application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors.



During 2008, members of this Branch verified the accuracy of public notices (required due to regulations of the *Code of Virginia* and the Fairfax County Zoning Ordinance) on 143 applications. Of that number, 52 were for applications scheduled for public hearing by the Board of Supervisors and 91 were for applications scheduled for Planning Commission public hearing. Staff also sent first class deferral letters announcing the deferral to a date certain on 28 applications set for Planning Commission public hearing and 28 items deferred to a date certain by the Board.

Planning Commission Website

The Administrative/Notification Branch staff maintain the website and post daily updates to the agenda for Commission meetings for the future three months from a specific date. Summaries are posted



within several days of a meeting and draft Minutes are posted within several weeks of a meeting. Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted on a monthly basis. Speakers Lists are posted twice for each meeting of the Commission – once before the meeting and once after the meeting.

As illustrated in the pie chart to the left, agenda changes comprise the bulk of website updates. The miscellaneous category includes the seven updates made to the 2008 Roundtable program description, posting of the four issues of the 2008 Communicator, and the meeting schedule for the 37 committee meetings. The Minutes category includes 2008 Minutes as well as Minutes from 1996 and 1997 that were scanned and then posted. The Introduction section of this report provides *WebTrends* data about the number of visitors to the Planning Commission website compared to last year as well as the ten most popular pages viewed in 2008.

Staff Biographies

A short biography of the eight staff members (listed by branch) of the Planning Commission Office is provided on the next several pages.

Executive Branch

Barbara J. Lippa

Barbara Lippa began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director and served in that capacity until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999.

A native of Rochester, New York, Lippa graduated from the State University of New York at Brockport with a B.S. in History and Political Science and received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Prior to 1978, she was a program analyst with the National Advisory Council on the Education of Disadvantaged Children. In December 1999, Lippa was designated a *Virginia Certified Planning Commissioner* after completing CPEAV (formerly VCPA) coursework requirements.

Lippa is an active member of Zonta International, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club and in several Committee Chair positions; Service Chair, Area IV Director, Lt. Governor and Governor of District 3, as well as serving twice on the District Nominating Committee, including as Chairperson. Lippa also served as an appointed member of the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2008.

Sara Robin Ransom

Robin Ransom (formerly Hardy) first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Associate Clerk in 1977 and then Clerk to the Commission in 1979, serving in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Ransom was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Assistant Director (Management Analyst III) in 1999.

Ransom attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Ransom worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce.

Ransom was designated a *Virginia Certified Planning Commissioner* in 2002 following completion of CPEAV (formerly VCPA) coursework.

2008 Planning Commission Staff

Administrative/Notification Branch

Christopher B. Remer

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Remer has private sector experience in media relations, customer service, and information technology management. In 2007, the Management Analyst II position was reclassified to Communication Specialist II. He is taking graduate level courses at George Mason University toward a Masters Degree in Public Policy. Remer earned the designation of *Virginia Certified Planning Commissioner* in 2007.

Toni M. Denson

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician I. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was an insurance counselor with GEICO.

Norma J. Duncan

Norma Duncan was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation as an Executive Assistant with the General Services Administration. Earlier positions held by Duncan included Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems, Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction, and administrative positions at the Social Security Administration and the Army Security Agency.

Clerical Branch

Linda B. Rodeffer

Linda Rodeffer was hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997. Rodeffer was promoted to Deputy Clerk (Administrative Assistant IV) and later to Clerk (Administrative Assistant V). Prior to joining the Planning Commission Office, she worked for the Fairfax County Department of Tax Administration, Fairfax County Circuit Court, Fairfax County District Court, and the Department of the Navy.

Kara A. DeArrastia

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). She formerly worked for the Department of Finance as well as the Department of Tax Administration. DeArrastia received an AA in Business at Western International University and received a B.S. in Business/Communications from the University of Phoenix. DeArrastia was promoted to Deputy Clerk (Administrative Assistant IV) in September 2006.

Jeanette Nord

Jeanette Nord was hired in May 2007 as an Associate Clerk (Administrative Assistant III). Nord, a professional singer with a band in her free time, previously worked 16 years with the federal government.

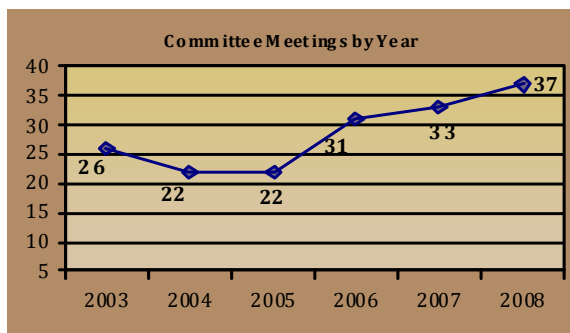
Overview of Planning Commission Committees

In 2008, Planning Commission committees continued to perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many of the Commission committees met in joint session with other Board-appointed authorities and commissions. In addition to receiving input from county staff and private sector experts, public participation was encouraged at all committee meetings (with the exception of the Personnel & Budget Committee).



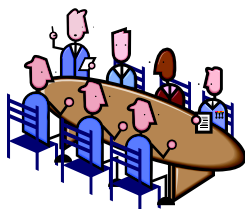
Nine special committees were appointed in 2008, in addition to the two standing committees mandated by the Planning Commission *Bylaws & Procedures*. The two standing committees are the Personnel & Budget and the Policy & Procedures Committee. The special committees constituted in 2008 were: Capital Improvement Program, Environment, Fort Belvoir/Base Realignment & Closure (BRAC), Housing, Land Use Process Review, Parks, Transportation,

and Tysons Corner. The School Facilities Committee was appointed in 2008 however did not meet. The Commission also held one meeting as a Committee-of-the-Whole in joint session with the History Commission.



After committee appointments were made by the Planning Commission Chairman, each committee was formally constituted at its first meeting of the year by the Commission

Vice-Chairman after which a committee chairman was elected. There were a total of 37 committee meetings (to include three workshops) in 2008, more than the number held in 2007. As shown in the graph above, the number of committee meetings continues to increase due to the complexity of land issues referred to the Commission by the Board of Supervisors.



The Planning Commission met as an ad-hoc committee-of-the whole in joint session with the History Commission in late October 2008 to receive a briefing from DPZ staff on a pending amendment to the Policy Plan to update information pertaining to Heritage Resources.

Staff advised the Commission that the inventory of history sites and related text had not been updated since 1994 and that the purpose of the Plan Amendment was to update historic site information, correct factual information, and standardize language.

The Commission discouraged use of the word “shall” in the text inasmuch as the Comprehensive Plan was a guide, not a mandate, to historic preservation and the future development of the County. Staff explained that “shall” was used in the proposed amendment only when referencing a Zoning Ordinance requirement.

The Commission also received information about how the public could nominate a site for

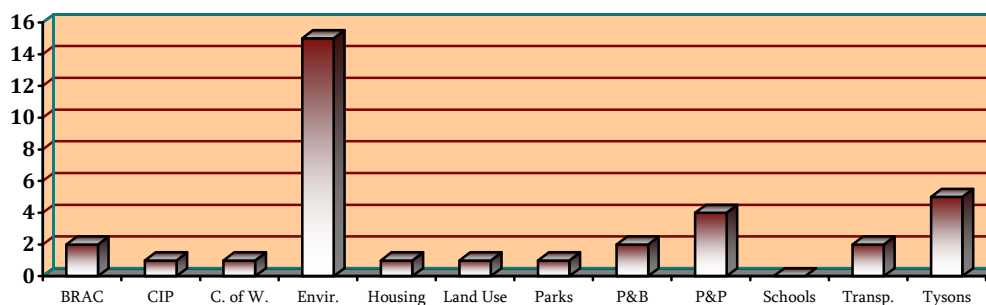
2008 Planning Commission Committees

inclusion on the inventory of historic sites. For information on the process to nominate sites for inclusion on the master list, link to <http://www.fairfaxcounty.gov/dpz/historic/ih/forms/>. The *Master List: Fairfax County Inventory of Historic Sites* (updated in February, 2009) is at http://www.fairfaxcounty.gov/dpz/historic/ih/masterlist/inventory_master_list_february_2009.pdf.

NOTE: The Planning Commission public hearing on Policy Plan Amendment S07-CW-5CP was held November 20, 2008 and on December 4, 2008, the Planning Commission recommended its approval by the Board of Supervisors.

The most active committee in 2008 was the Environment Committee with 15 meetings. The Tysons Corner Committee was the second most active committee with five meetings.

2008 Committee Meetings



The 2008 committees are listed (in alphabetical order) on the following pages along with a list of members and a synopsis of the issues reviewed and actions taken by each.

Capital Improvement Program Committee

Rodney L. Lusk, Chair

Frank de la Fe

Peter F. Murphy, Jr.

Alternate: John Litzenberger, Jr.



Capital Improvement Program (CIP) projects are grouped into seven functional areas (which involve land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services) and are prioritized based on specific criteria associated with the following four classifications: (1) Immediate (projects may be moved to the 5 year plan within one year); (2) Near term (projects may be moved to the 5 year plan within 2-3 years); (3) Long term (projects may be moved to the 5 year plan within 4-5 years); and (4) Future (anticipated but not yet scheduled projects).

The Committee sponsored one workshop and held one regular meeting in March of 2008, for a total of two meetings. During the workshop, presentations were made by the following County agencies concerning CIP projects: Department of Public Works & Environmental Management (DPWES), Stormwater Division; Park Authority; Fire & Rescue Department; Fairfax – Falls Church Community Services Board; Department of Transportation; Police

2008 Planning Commission Committees

Department; Public Libraries; Schools; Department of Housing & Community Development; Department of Vehicle Services; and the Waste Water Planning & Monitoring Division of DPWES.

At its regular meeting, the Committee discussed the proposed *CIP for Fiscal Years 2009-FY 2013 with Future Fiscal Years to 2018*, as well as the following topics that were raised at the earlier CIP workshop and public hearing:

- Proposed revisions to the project list for use of Northern Virginia Transportation Authority (NVTA) funds (due to a recent State Supreme Court ruling that taxation delegated to the NVTA was unconstitutional);
- Renaming Project #14 (Bus Shelters);
- Funding for the South County Middle School;
- Under-utilized high school buses;
- Increasing the real estate tax for the *Penny for Stormwater* fund; and
- The barrier-free housing prototype requested by the Community Services Board.

NVTA Funding

The Committee was informed that the revision to this item in the CIP was necessary due to the Virginia State Supreme Court ruling that the taxation authority delegated to NVTA was unconstitutional and that page 183 could either indicate “FY 2009-2013” instead of “FY 2008-2010” or the page could remain the same with the addition of a footnote that the funding for the projects was subject to action by the General Assembly.

The Committee asked that the years for the transportation projects be changed with a footnote stating that funding was subject to action by the General Assembly.

Frontier Drive Extension (BRAC related)

Transportation staff advised the Committee that the project was included in the Springfield Connectivity Study and was on the Virginia Department of Transportation secondary list but that funding for the secondary list would be cut by 1.1 billion dollars over the next six years. The Commission suggested that this project be addressed by proffers or included in BRAC infrastructure needs.

Bus Shelters (Project #14)

Staff advised the Committee that, as requested, the name of Project #14 had been changed from *Bus Shelters* to *Bus Stop Improvements*.

South County Middle School Public/Private Partnership

The Committee was informed by staff that a public-private partnership could be an alternate method to finance the South County Middle School and the Committee recommended that language be revised to expedite the project should private funding become available.

2008 Planning Commission Committees

Bus usage by high school students

With regard to the issue of under-utilization of buses for high school students, Committee members were provided a copy of an email suggesting that, since only 50.2% of high school students eligible for transportation actually rode the bus, that capacity be based on expected usage rather than eligible ridership. FCPS staff noted that removing capacity methodology would make it difficult to encourage bus ridership.

The Committee encouraged staff to further investigate this matter in the interest of saving money, even though it was an operational, not a capital project, issue.

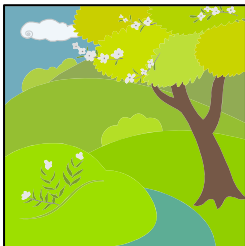
Real Estate Tax Rate

In response to a suggestion from the Committee that the real estate tax rate be increased by one-half penny so revenue generated by the “Penny for Housing” and the “Penny for Stormwater” could be used for capital projects, not operating expenses, staff explained that it was necessary to use 7.7 million dollars of the stormwater funds for salary costs related to the program since no other money was available.

Barrier-Free Prototype Housing

The Committee endorsed the request from the Community Services Board for one million dollars for barrier-free prototype housing. Staff noted that a site located off the Fairfax County Parkway was being considered for a barrier-free group home.

NOTE: The Planning Commission endorsed the Committee recommendations on March 27, 2008



Environment Committee

James Hart, Chair
Jay Donahue
Earl Flanagan
Ken Lawrence
Tim Sargeant

Alternates: Walter Alcorn, Frank de la Fe, Rodney Lusk

The Environment Committee held 13 meetings in 2008 and sponsored two workshops for a total of 15 meetings. The Committee met in joint session with the Environmental Quality Advisory Council and staff from the Department of Planning & Zoning (DPZ) and the Department of Public Works & Environmental Management (DPWES) to discuss the following three topics: (1) green buildings and green building incentives; (2) protection of streams and riparian buffers; and (3) a proposed new tree ordinance.

Green Buildings & Green Building Incentives

Donald Gibson and Peter Rosen, both with JPI, gave a presentation on Dulles Station, one of the first projects accepted in the Leadership in Energy and Environmental Design (LEED) for Homes Pilot Project. They discussed the project’s green building objectives and costs as well as recent studies regarding buyer attitudes on the subject.

2008 Planning Commission Committees

James Patteson, Director of Land Development Services, DPWES, noted that staff from the County Executive's Office, Tax Administration, Fairfax Water, Wastewater, Public Works, Land Development Services, and DPZ had developed a work plan for "green" building incentives and that the following were being considered: tax incentives, expedited processing, reduced permit fees, utility incentives (fee/rebates for water use as well as water and sewer connections), grants, density bonuses, a green building fund, and "energy hog" tax.

Noel Kaplan, Senior Environmental Planner with DPZ, explained that the concept of a Green Fund was to have developers contribute a certain amount, with the contribution to be refunded upon demonstration of attainment of a certain level of green building performance. Kaplan raised four concerns associated with the fund approach that would allow developers to recoup more than their contributions if they attained a certain level of performance: seeding, maintenance, equability, and management.

Eta Davis of DPWES informed the committee that the General Assembly had enacted legislation to promote cost-effective conservation of energy, which could include activities by electric utilities and public/private organization. Davis said that staff, at the request of the Commission and Board, could coordinate meetings with industry contacts, utility companies and the State Corporation Commission to obtain feedback on proposed incentives. Commissioners Lawrence and de la Fe pointed out that offering incentives might be a short-lived solution since the market would demand green buildings in the future. Mr. Patteson indicated that very few incentives for green buildings currently existed, but that long-term utility savings and human benefits such as increased productivity and workplace health could be achieved. He noted that tax incentives would require an amendment to the *Code of Virginia*. The Committee suggested that recognition for building "green" might be sufficient incentive for developers as a marketing tool and that consideration be given to an increase in fees for "non-green" buildings.

Patteson advised the Committee that the County needed to establish a definition for *Green Building* and to develop a certification process. He added that programs currently existed for commercial buildings but not residential structures. Patteson noted that staff proposed that both tax incentives and Green Funds be included as part of the county's next legislative package both of which, if passed by the General Assembly, could be implemented by Fiscal Year 2011. Staff then recommended that the Committee endorse the following incentives:

Existing/Built-in Incentives

- Sewer availability fee and commodity charges
- Water availability fee and commodity charges
- Solar tax credit
- Some reduction in infrastructure costs

Proposed Incentives

- Expedited Plan Review
- Tax incentives
- Green Fund

The Committee voted to recommend that the Planning Commission support the Green Building Incentives proposed by staff but that there be continued exploration of these and other incentives.

Protection of Streams and Riparian Buffers

In February 2008, the Planning Commission and Board of Supervisors approved Policy Plan amendment S07-CW-4CP to strengthen policy related to the protection and restoration of stream buffers in areas upstream of Resource Protection Areas and floodplains by the addition of text to the Environment Section of the Policy Plan volume of the Comprehensive Plan. The text recommended by the Planning Commission (modified Option 1 of the proposed amendment) was as follows:

“In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the Policy Plan. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.”

The Board’s Environment Committee subsequently agreed with the recommendation of the Commission and EQAC to solicit stakeholder input about the buffer area boundaries and to explore ways to achieve restoration of degraded stream channels and riparian buffer areas. Committee members discussed logistics of stakeholders meetings and, after considering several options, agreed to invite participation to two evening sessions.

The two stakeholder workshops were held in July and were sponsored jointly with EQAC. Participants at the first workshop were asked to provide input on how to protect riparian buffers. Participants met in small groups to discuss the types of streams to be protected as well as the length and width of the proposed stream buffers. Each group was requested to prioritize responses to the questions:

What are the top five concerns/considerations that the PC Environment Committee and EQAC should take into account when evaluating (1) how far upstream the buffers should extend, and (2) when evaluating minimum buffer width?

At the second July workshop, participants were asked to (1) provide input on whether reforestation of unforested buffer areas should be required in addition to preservation of existing forested buffer areas; and, (2) to suggest what uses should be allowed in the new riparian buffer areas.

With respect to the workshop results, the Committee was presented with two options: (1) Staff would present information on the stakeholder feedback and research and the Committee would establish a list of options; or (2) Staff would evaluate/research stakeholder feedback and establish a list of options for consideration by the Committee workgroup.

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The Committee chose the second option and staff agreed to report back at two meetings in October. At the first meeting in October, Committee members discussed drainage area mapping and, by consensus, asked that staff consider the following parameters:

- Establishing a drainage area instead of defining and mapping intermittent and ephemeral streams, due to budget constraints and staff time;
- Creating several drainage areas for different profiles of the County;
- Acknowledging that the project is partially budget-driven and if more money becomes available, a more definitive analysis could be conducted;
- Pursuing mapping option 3 (field map a representative area using a protocol and determine an appropriate drainage area) and mapping option 3A (establish drainage area based on existing sample study and no field work) subject to further analysis of drainage area variables; and
- Recognizing the goal is to protect County streams and consequently the Chesapeake Bay, with minimal impact to property owners.

At a subsequent meeting, the Committee again discussed mapping options, buffer width, permitted uses, preservation and reforestation and agreed on the following recommendations:

1. Support mapping option 3A with the condition that staff provide further information about the amount of protection afforded by various drainage area sizes and the associated impacts on property owners.
2. Recommend a fix width and a buffer of no less than 35 feet, with further study of a wider width in selected areas (such as the Water Supply Protection Overlay District), subject to consultation with the County Attorney's Office.
3. Pursue the following permitted uses: minor additions (similar to RPA requirements), loss of building area (similar to RPA requirements), other exceptions, exemptions and allowed uses provided in the RPA requirements, better water quality benefits, tree preservation, trails and paths, accessory uses to residential structures that do not require a building permit.
4. Require reforestation at 2,500 square feet disturbance, but consider a less intensive reforestation requirement for new home accessory uses or additions and a more intensive reforestation requirement for uses requiring a site plan or subdivision plan. Support the option to allow water quality credits and require recordation of easements and maintenance agreements.

In November, staff presented the recommendations of the Environment Committee to the participants of the July stakeholder meetings. At its final meeting in 2008, the Committee

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again discussed buffer width and drainage areas and reached consensus on the following directions to staff:

- Continue examining 10 acres or greater as the drainage area triggering buffer requirements and support a baseline determination of an objective definition that all owners of the affected properties or buildings would be subject to the buffer requirements, with the option to opt out upon demonstration of nonconformance with specific criteria;
- Support different requirements for different areas, such as stricter requirements for areas like the WSPOD, and continue evaluating this issue.
- Oppose applying the regulations incrementally and support applying the regulations to the County as a whole and implementation of the regulations upon completion of a watershed plan.
- Continue evaluating whether the use must encroach into the buffer area before reforestation requirements would apply and determine if a precedent would be set if reforestation was required when the use did not encroach in the buffer.
- Continue evaluating whether the land disturbance should be greater than 2,500 square feet before activation of the buffer requirements, if the requirements are incorporated into the performance criteria for RMAs.

The Committee agreed on the need to hold additional meetings in 2009 on the topic of stream protection and riparian buffers.

Proposed Tree Conservation Ordinance

The Committee was advised that the Board had directed staff to prepare a Tree Conservation Ordinance in response to new legislation regarding conservation of trees during the land development process (Ch. 15.2-961.1 of the *Code of Virginia*).

The Committee was provided copies of the enabling legislation as well as copies of proposed changes to Ch. 120 (formerly known as Tree Conservation Ordinance and proposed to be retitled as Heritage, Specimen, Memorial and Street Tree Ordinance); proposed text for Ch. 122 (Tree Conservation Ordinance); proposed amendments to Ch. 104 (Erosion and Sedimentation Control); proposed amendments to the Subdivision Ordinance; proposed amendments to the Zoning Ordinance; and proposed changes to the Public Facilities Manual (Ch. 12, Tree Conservation).

The Planning Commission public hearing on the proposed Code amendments was held on September 24, 2008. On October 2, 2008, the Commission recommended that the Board adopt the proposed revisions.

Fort Belvoir/Base Realignment & Closure Committee

Pete Murphy, Chair
Earl Flanagan
Rodney Lusk
Tim Sargeant



The Fort Belvoir/Base Realignment & Closure (BRAC) Committee held three meetings in 2008 with staff of the Department of Planning and Zoning and the Department of Transportation to discuss (1) the composition of the BRAC Area Plans Review (APR) Task Force; (2) the Existing Conditions Report; (3) the BRAC APR nominations; (4) the Virginia Department of Transportation 527 Review Process as it pertained to specific BRAC APR nominations; and (5) the Loisdale Corridor Study. For more information about BRAC, link to <http://www.fairfaxcounty.gov/brac/>.

Composition of the BRAC APR Task Force

Following discussion, the Committee voted unanimously to recommend that the Planning Commission adopt the concept that the BRAC APR Task Force be composed of five members from the Springfield District, five members from the Lee District, five members from the Mount Vernon District, and three At-Large members, all appointed by the Board of Supervisors.

At the request of the Committee, staff agreed that the BRAC APR Task Force meetings would commence in May, rather than June, in order to avoid the need for meetings during the August recess.

On January 24, 2008, the Planning Commission voted unanimously to endorse the Committee recommendation concerning the composition of the BRAC APR Task Force and to recommend its approval to the Board of Supervisors. For additional information about the BRAC APR process, link to http://www.fairfaxcounty.gov/dpz/apr/brac/brac_apr_guide.pdf.

Status of Existing Conditions Report

DPZ staff advised the Committee that the *Existing Conditions Report* was expected to be published in late February 2008 and would organize development potential into built, zoned, and planned land use categories for the seven BRAC study areas. The Committee noted that the *Report* would be a useful tool to assist nominators with their Plan Amendment proposals. Link to <http://www.fairfaxcounty.gov/dpz/apr/brac/existingconditions.htm> for the *Report*.

BRAC APR nominations

DPZ staff briefed the Committee on the nominations submitted under the BRAC APR process and discussed the anticipated number of jobs and households as well as the proposed densities delineated by the tentative Task Force recommendations. For a summary of the nominations, link to http://www.fairfaxcounty.gov/dpz/apr/brac/brac_apr_map_table_2008.htm. The Committee requested that staff make a similar presentation to the BRAC APR Task Force to emphasize the importance of strategic planning.

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527 Review Process for specific BRAC APR nominations

DPZ staff provided information to the Committee as to which nominations had been identified by the Fairfax County Department of Transportation as requiring a Traffic Impact Analysis and review by the Virginia Department of Transportation. The Committee was informed that staff had clustered some of the nominations to assess the cumulative transportation impact, even though individually the proposals would not generate 5,000 or more vehicle trips per day.

The Committee discussed the advisability of exempting several nominations from the grouping process and then voted 3-0-1 (Commissioner Sargeant abstaining) to accept staff's recommendation for grouping BRAC nominations for 527 review, with the exception of three items (APR-08-IV-11FS, APR-08-IV-8FS, and APR-08-IV-9MV).

Loisdale Corridor Study

Staff requested that the Committee forward a recommendation to the Planning Commission seeking Board authorization for a comprehensive special study of the BRAC APR nominations in the Loisdale Corridor. The Committee discussed the staff request and decided not to take action on the matter, pending resolution of concerns regarding timing.

NOTE: On January 8, 2009, the Planning Commission voted to recommend that the Board of Supervisors authorize the Loisdale Road Study. The Commission noted that (1) the study area should include the portion of Land Unit K in the I-95 Corridor Industrial Area, west of the CSX Railroad tracks between Loisdale Park and Newington Road; (2) The study consider the appropriateness of office and private recreation uses; and (3) that the Study be completed within nine months.

On January 12, 2009, the Board of Supervisors authorized the Loisdale Study (Plan Amendment ST-09-IV-S1). The Planning Commission public hearing is scheduled to be held on September 24, 2009.



Housing Committee

Rodney Lusk, Chair

Frank de la Fe

SuzanneHarsel

John Litzenberger

Tim Sargeant

Alternate: Walter Alcorn

The Housing Committee met once in 2008 in joint session with members of the Redevelopment & Housing Authority as well as staff from the Department of Planning and Zoning, the Department of Housing and Community Development, and the Department of Public Works & Environmental Services to discuss Universal Design.

Staff advised the Committee that the following definition of Universal Design, originally developed by the Center for Universal Design at North Carolina State University, was proposed to be added to the Glossary of the Policy Plan:

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Universal Design: The design of products and environments to be usable by people of all ages and abilities, to the greatest extent possible, without the need for adaptation or specialized design.

The Committee requested that staff track universal design proffers in order to measure the degree to which optional universal design elements would be incorporated into developments to satisfy the Comprehensive Plan goals. The Committee also asked staff to consider adding language to encourage energy efficiency and to address the need for retrofitting the existing housing stock with universal design features for residents who chose to age in place.

The Committee voted unanimously to direct staff to present the proposed Plan Amendment regarding universal design to representatives of the building industry.

NOTE: On July 31, 2008, the Planning Commission unanimously voted to recommend approval of Plan Amendment S07-CW-6CP to amend the Policy Plan of the Fairfax County Comprehensive Plan to create more livable communities in the County by encouraging the use of Universal Design to diversify the housing options available for residents of all ages and abilities by adding a definition of Universal Design, adding a new policy regarding Universal Design to the Land Use section, and adding new policy guidance about Universal Design and affordable housing to the Housing section of the Policy Plan.

Land Use Process Review Committee

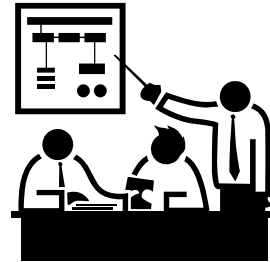
Peter Murphy, Chair

Frank de la Fe

Earl Flanagan

Ken Lawrence

Tim Sargeant



The Land Use Process Review Committee was established in late 2007 to review the County's current land use process timeline and to address possible implications of the new Commonwealth of Virginia legislation (Chapter 527) pertaining to traffic impact analyses of land use applications. The Committee met once in 2008 to discuss the following issues:

- Proposed modifications to the current staff report delivery system;
- Proposed changes to the zoning fee structure; and
- Implications from special exception applications for lot width modifications.

Staff Report Delivery System

The Committee agreed to the request from the Zoning Evaluation Division (ZED) that the current procedure for delivery of staff reports be modified during weeks when the Commission did not meet. Specifically, the Committee agreed that staff reports no longer be delivered to their homes by ZED staff during off-weeks and instead be delivered to the District Supervisor's Office or to the Planning Commission Office.

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Proposed Changes to the Zoning Fee Structure

The Committee was advised by DPZ that staff was considering charging a fee for proffer interpretation requests from the development community and others not affiliated with the County. The Committee was also informed that a proposed amendment to the Zoning Ordinance would consider a comprehensive increase in fees for every application type. The Committee asked DPZ staff to consider charging a fee to applications who requested deferral of an application that had already been advertised for public hearing.

Staff agreed to consult with the County Attorney on the legality of charging fees for Conceptual Plan and Conceptual Plan Amendment applications and to return to the Committee with a proposal concerning the proposed new fee structure.

Special Exception Applications for Lot Width Modifications

DPZ staff brought to the Committee's attention the issue that if a Special Exception application for a lot width modification did not identify on the plat where the future extension or addition would be located, then subsequent homeowners would be required to obtain SE approval for such structures. The Committee suggested that staff create a standard development condition requiring an applicant to provide full disclosure to future homeowners that any future building additions would be limited to that shown on the plat.

Future Meetings

The Committee noted that future meetings would be held to consider the impact of 527 legislation with regard to the BRAC Area Plans Review nominations and to discuss the scheduling process for land use applications.



Parks Committee

Frank de la Fe, Chair

James Hart

John Litzenberger

Rodney Lusk

Alternates: Earl Flanagan, Suzanne Harsel

The Parks Committee held one meeting in 2008 with members of the Fairfax County Park Authority to discuss the following two items:

- Tysons Corner Park Planning
- *Great Parks, Great Communities* Planning Initiative

Tysons Corner Park Planning

Harold Strickland, Chairman of the Fairfax County Park Authority (FCPA) Board, advised the Committee members that between 19-130 acres of parkland were needed for the Tysons Corner area based on level of service standards for an urban area and based on the density anticipated by the Tysons Corner Task Force. He noted that alternatives to the traditional

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“county” park were being considered for the Tysons urban area to include rooftop parks, small urban parks, and utilization of building floor areas for recreational use.

In response to questions from Committee members, it was explained that a three-tier park system for the Tysons area could include:

- (1) Small pocket parks accessible to people who worked and lived nearby;
- (2) More amenities and opportunities for other types of recreation, and
- (3) A major park.

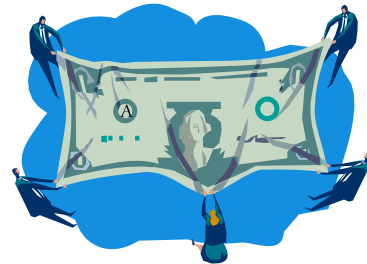
The Committee suggested that staff consider using similar Comprehensive Plan language for the Tysons area as that used for the park in the Merrifield Town Center. The Committee agreed that if adequate park facilities were not provided in the Tysons area, surrounding parks would become over-burdened.

Great Parks, Great Communities Planning Initiative

FCPA staff briefed the Committee on the *Great Parks, Great Communities* planning initiative, the purpose of which was to obtain input from park users and residents in preparation for the Park recommendations that the FCPA would submit as part of the 2009 Area Plans Review. The Committee was provided with a copy of the public workshop schedule.

Personnel & Budget Committee

Janet Hall, Chair
Frank de la Fe
Suzanne Harsel
Peter Murphy



The Personnel & Budget Committee met twice in 2008 to discuss the agency budget and to review the Commission Office’s Lines of Business.

In compliance with a directive from the County Executive, agencies were required to propose a 15% reduction to the FY 2010 budget submissions.

The Committee reviewed the Lines of Business and proposed budget reductions for the Planning Commission Office on October 22, 2008 and presented the recommendations to the full Commission on November 20, 2008.

Following concurrence by the full membership, the recommendations were presented to the Board of Supervisors on December 5, 2008.



Policy & Procedures Committee

Janet Hall, Chair

Walter Alcorn

Suzanne Harsel

James Hart

Ken Lawrence

Alternates: Earl Flanagan, Tim Sargeant

The Policy & Procedures Committee met four times during 2008 with senior staff from the Planning Commission Office, the Zoning Administration Division (ZAD), and the Planning Division (PD) of the Department of Planning & Zoning (DPZ) to discuss the following items:

1. 2008 Zoning Ordinance Amendment Work Program
2. Planning Commission *Bylaws & Procedures*
3. Administrative Procedures for Processing Feature Shown Applications
4. Proposed Telecommunications Amendments to the Zoning Ordinance and Comprehensive Plan

2008 Zoning Ordinance Amendment Work Program

With respect to the work program from the prior year, ZAD staff informed the Commission that seven of the 33 proposed Priority 1 amendments from the 2007 Work Program had been adopted, six had received public hearing authorization by the Board of Supervisors, and four had been resolved without the need for an amendment. Staff explained that the 2008 Work Program was prioritized by carrying over uncompleted 2007 Priority 1 items and adding new priority issues based either on Board directives or mandated by General Assembly legislation.

The Committee reviewed the 2008 Zoning Ordinance Amendment Work Program comprised of 28 Priority 1 items and 73 Priority 2 items and then voted to recommend adoption of the 2008 Work Program to the full Commission.

NOTE: On February 27, 2008, the Planning Commission voted unanimously to support the Committee recommendation and forwarded the 2008 Work Program to the Board of Supervisors for approval.

Planning Commission *Bylaws & Procedures*

Planning Commission staff briefed the Committee on proposed amendments to the Planning Commission *Bylaws & Procedures* to address a variety of issues, including:

- Voting status of alternate Committee members;
- Alternate methods of advertising public hearings to reach a larger audience;
- Annual Committee reports;
- Redesignation of “Out-of-Turn Plan Amendments” to “Plan Amendments”;
- Approval of the agenda;
- Administrative policies and procedures and/or Standard Operating Procedures;
- Special meetings of the Commission;

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- Voting on a decision if absent from a public hearing

The Committee agreed to table discussion on amendments to the *Bylaws & Procedures* to a future date yet to be determined.

Administrative Procedures for Processing Feature Shown Applications

Staff from the Planning Division of DPZ advised the Committee that, in anticipation of more than 90 applications expected to be filed by Cricket Communications between September and November, staff proposed utilizing a streamlined staff report to expedite the processing of the applications within the required deadline. The Committee discussed with staff the advisability of grouping the applications by district and then agreed that a district Commissioner would receive a complete report with a consolidated truncated version provided to remaining Commissioners, and that the full report would be made available upon request.

Staff agreed to the Committee's request that all reports clearly delineate whether the proposal involved locating a telecommunications facility on a utility transmission or distribution pole and would identify the owner of the pole or easement. The Committee also requested that the staff reports be made available online and include photo simulations of the proposed facility.

Proposed Telecommunications Amendments to the Zoning Ordinance & Comprehensive Plan

DPZ staff briefed the Committee on the following seven issues concerning proposed modifications to the mobile and land-based telecommunication regulations contained in the Zoning Ordinance:

1. Placement of antennas on utility poles in any street right-of-way
2. Panel antenna height
3. Ground mounted dish antennas
4. Antenna types
5. Hub sites of mobile and land-based telecommunication systems
6. FCC Regulations that require equipment cabinets to have a back up generator
7. Require buildings of a certain height to be designed to accommodate the future installation of antennas on building rooftops

Staff noted that the issues had been discussed with an advisory group representing the telecommunications industry, citizens and staff and that changes were proposed to address issues 1, 2, 5 and 7.

The Committee voted to recommend that the Planning Commission request that the Board authorize proposed amendments to the Zoning Ordinance and Comprehensive Plan as recommended by the Telecommunications Advisory Group with the following modifications:

- Revise #7 to include that buildings of a certain height be designed to accommodate

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the future installation of solar panels, wind turbines, and other alternative energy techniques; and

- Include a broad range of options as part of the advertisement.

NOTE: On September 25, 2008, the Planning Commission endorsed the Committee recommendation and voted unanimously to request that the Board of Supervisors authorize public hearings on proposed amendments to the Zoning Ordinance and the Comprehensive Plan.

School Facilities Committee

Walter Alcorn

Earl Flanagan

Suzanne Harsel

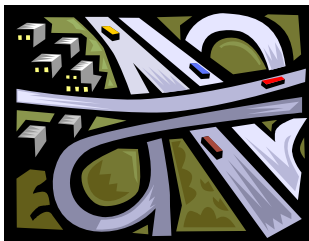
John Litzenberger

Tim Sargeant

Alternate: Frank de la Fe



The Schools Facilities Committee was appointed in 2008 however did not meet due to the workload of the other Commission committees.



Transportation Committee

Frank de la Fe, Chair

Jay Donahue

Earl Flanagan

James Hart

Ken Lawrence

Tim Sargeant

The Transportation Committee held two meetings in 2008 with the Transportation Advisory Commission (TAC) and staff of the Fairfax County Department of Transportation (FCDOT) to discuss the High Occupancy/Toll Lanes Project and the Dulles Corridor Metrorail Project.

High Occupancy/Toll (HOT) Lanes Project

Committee members received a briefing from Steven Titunik, Director of the Mega Projects Communications Division of VDOT, on the Capital Beltway HOT Lanes Project. Members were advised that 14 miles (four lanes from the Springfield Interchange toward the Dulles Toll Road) were going to be added to the Capital Beltway with an expected completion date of 2013. The Committee was briefed on the cost; proposed sound walls, access points, tolls, and the five-year construction schedule.

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Committee members were advised that the project, according to Fluor Lane LLC (the design contractor), had been divided into the following four areas:

- South of Braddock Road to I-66
- I-66 Interchange
- North of I-66
- Springfield Interchange

The Committee and TAC discussed issues regarding lane closures, HOT line signage, access, and tolls.

Dulles Corridor Metrorail Project

During a briefing from staff of the Fairfax County Department of Transportation on the Dulles Corridor Metrorail Project, the Committee was informed that the project would extend Metrorail from the Orange Line (Falls Church Station) to the Dulles Connector Road, the Reston-Herndon Corridor, as well as Dulles International Airport, would extend into Loudoun County, and would be constructed in two phases as follows:

- Phase 1: Extension to Wiehle Avenue in Reston
- Phase 2: Extension to Dulles International Airport

Committee members viewed a map of the proposed stations (Tysons East, Tysons West, Tysons Central 123, Tysons Central 7, and Wiehle Avenue), commented on the project design and station amenities, cost, and construction schedule, and were told that the stations were scheduled to be operational in 2013/2014. The Committee discussed a variety of issues including platform design, pedestrian bridges, level of service, and signage.

NOTE: On February 18, 2009, the Planning Commission held public hearings on the proposed stations. For more information, link to www.fairfaxcounty.gov/dpz/staffreports/dullesrailreports.htm

Tysons Corner Committee

Walter Alcorn, Chair
Frank de la Fe
Jay Donahue
Ken Lawrence
Rodney Lusk



On September 22, 2008, the Board of Supervisors accepted the recommendations of the Tysons Land Use Task Force, as contained in the report *Transforming Tysons: Vision and Area Wide Recommendations*, and referred the recommendations to the Planning Commission and planning staff for development of detailed Comprehensive Plan text. The Board noted that the proposed Plan text should be guided by the area wide recommendations and Plan text elements and/or specifications developed by the Tysons Task Force, the population and employment forecasts for Tysons developed by George Mason University's

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Center for Regional Analysis; as well as transportation and other public facility impact studies.

On October 16, 2008, the Planning Commission established the Tysons Corner Committee. The Committee held five meetings during the months of November and December, 2008.

The Committee endorsed the meeting schedule and the process flow chart distributed by staff. It was agreed that input from citizens, developers and other stakeholders was important and would be accomplished via an outreach effort that would include posting information about the meeting schedule and strawman text on both the DPZ web site and the Commission's website. Committee members emphasized that the proposed Plan text for the Tysons area should provide for:

- Environmental stewardship strategy
- Civic infrastructure plan
- Parks and open space master plan
- Energy management
- Emergency planning

The Committee received a briefing from Clark Tyler, Chairman of the Tysons Land Use Task Force, about the Task Force process. Mr. Tyler elaborated on the recommendations, grouped into the following four areas, developed by the Task Force to accomplish the following vision:

1. Create a people-focused urban setting
2. Redesign of the transportation network
3. Increased emphasis on the environment and promote green building
4. Develop implementation authority to provide flexibility, accountability and resources

Link to <http://www.fairfaxcounty.gov/planning/tysonsrecommendations.pdf> for the report prepared by the Tysons Land Use Task Force,

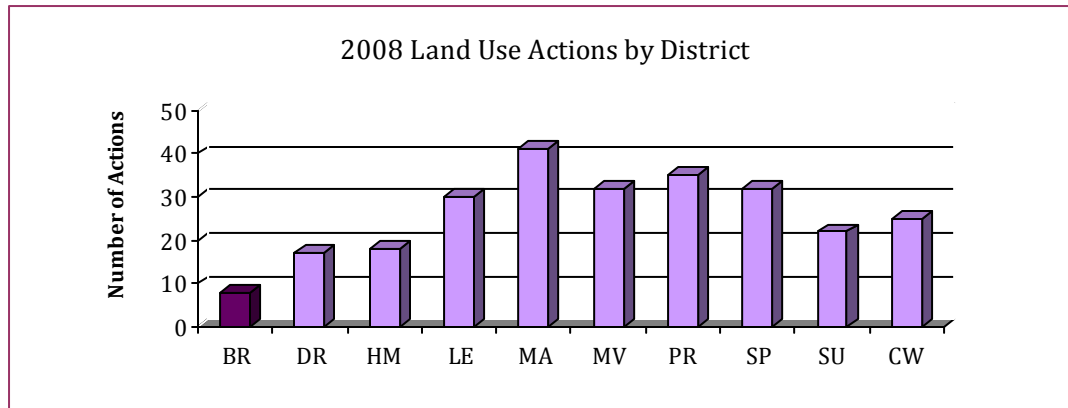
DPZ staff presented the results of a study prepared by the George Mason University Center for Regional Analysis on economic trend forecasts and growth for the Tysons area. Link to <http://www.fairfaxcounty.gov/planning/tysonsupdate.pdf> to view the PowerPoint slide presentation provided by staff on the transportation analysis.

The Committee received presentations about proposed area developments and heard testimony from approximately 50 developers, community groups and individual citizens. For information about the testimony provided to the Committee, link to the Tysons Corner page at <http://www.fairfaxcounty.gov/planning/tysonscorner.htm> and click on Meeting Minutes.

During 2009, the Committee will develop Comprehensive Plan text for submission to the Planning Commission and to the Board of Supervisors for public hearing authorization.

2008 Braddock District Actions

During 2008, the Planning Commission took action on eight land-use applications located in the Braddock District, all of which were approved either wholly or in part. Additional information on the below-described applications (listed in order by action date) is available from the Planning Commission Office.



Items Approved:

January 16 FS-B07-59 – VERIZON WIRELESS – to co-locate three flush-mounted antennae on an existing 113-foot tall stadium light pole/monopole, with one equipment cabinet added within the existing fenced ground-level equipment compound, which is located on an Annandale High School ball field at 4700 Medford Drive. Map 71-1 ((1)) 68.

March 19 6192-SP-004-2 – SITE PLAN FOR TRINITY CHRISTIAN SCHOOL – submission of the site plan for the building addition to the Trinity Christian School (located at 11204 Braddock Road on 25.48 acres zoned R-C), in accordance with Development Condition #4 associated with the prior approval of SEA 96-B-010 by the Board of Supervisors on August 11, 2005, to determine compliance with the special exception plat. Map 68-1 ((1)) 1B.

July 10 FS-B08-29 – VERIZON WIRELESS - to co-locate twelve panel antennas on an existing 102-foot tall Dominion Virginia Power transmission tower, with one equipment cabinet placed on the ground near the base of the tower within a board-on-board fenced compound, located at 5687 Rolling Road. Map 79-1 ((1)) 5.

July 31 FS-B08-6 – FAIRFAX COUNTY PARK AUTHORITY – to revise the Master Plan for the 58-acre Fairfax Villa Park, located at 4420 Belden Street, by changing the park classification from a Community Park to a Resource-Based Park (a classification designed to primarily to preserve, protect and interpret natural and/or cultural resources) and by reflecting the future provision of trail improvements and interpretive signage on the primarily woodland site. Map 57-3 ((1)) 1, 2; ((7)) A1; and 56-4 ((6)) 39, 40, 41, 42, 87A.

October 22 FS-B08-66 – CRICKET COMMUNICATIONS INC. – to co-locate up to six antennae on an existing 146-foot tall monopole (with up to three equipment cabinets within the existing fenced equipment compound at the base of the monopole) located within the Ravensworth Industrial Park at 7920 Woodruff Court. Map 70-4 ((10)) 701.

December 10 2232A-B04-6-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting the addition of 13-inch in diameter dish antenna to the existing 120-foot tall stadium light pole at Robinson High School, the one additional equipment

2008 Braddock District Actions

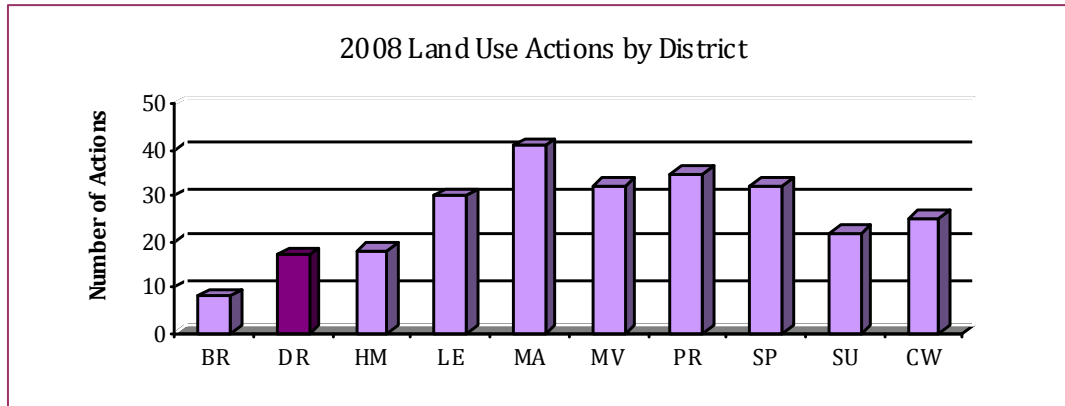
cabinet placed within the existing fenced equipment compound, located at 5035 Sideburn Road. Map 68-4 ((3)) 1.

December 10 FS-B08-103 – T-MOBILE – to co-locate nine panel antennas on an existing 138-foot tall monopole located on the grounds of Woodson High School, with three equipment cabinets placed within the existing gated equipment compound at the base of the monopole, which is located at 9525 Little River Turnpike. Map 58-3 ((1)) 1.

December 10 FS-B08-55 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 138-foot tall monopole located on the grounds of Woodson High School, with three equipments placed within the existing fenced equipment compound, located at 9525 Little River Turnpike. Map 58-3 ((1)) 1.

2008 Dranesville District Actions

The 2008 Planning Commission took action on seventeen land-use applications located in the Dranesville District, all of which were approved either wholly or in part. Additional information on the applications described below (listed by action date) is available from the Planning Commission Office.



Items Approved

February 27 AR 99-D-002 - LAWRENCE KROP - to renew the Krop Local Agricultural and Forestal District for a second eight-year period, for continuation of agricultural uses (5 acres of row crops grown for pick-your-own sales and roadside stand sale) and forestal uses (15 acres for growth of Christmas trees) on a total of 22.13 acres zoned R-E and located at 910 and 920 Utterback Road, 843 and 849 Black Hills Road, and 11100 Georgetown Pike. Map 7-3 ((1)) 30Z, 35Z, 38Z, 42Z and 43Z.

March 13 2232-D07-13 - NEWPATH NETWORKS LLC & NEW CINGULAR WIRELESS, LLC by AT&T MOBILITY CORPORATION - to construct a Distributed Antenna System to improve telecommunication service for the area generally located in the vicinity of Georgetown Pike between Scotts Run Nature Preserve and River Bend Regional Parks to consist of six sheathed panel antennas to be co-located on the top of eleven replacement roadside utility wood poles (nine within VDOT rights-of-way and two on private property) with one equipment cabinet mounted on each pole a minimum of 10 feet above ground along portions of public rights-of-way on Georgetown Pike and Old Dominion Drive (Maps 13-4, 20-1, 20-2, 20-4, 21-1, 21-3) and on 13-4 ((1)) 34, 35 (9205 Old Dominion Road) and 20-1 ((1)) 45 (8551 Georgetown Pike).

April 10 S08-II-M1 - COMPREHENSIVE PLAN AMENDMENT - to amend the Open Space Design Standards for the 230-acre McLean Community Business Center (located south of Dolley Madison Boulevard and surrounding the Chain Bridge Road/Old Dominion Drive intersection) by making editorial modifications to the design standards, providing illustrations and updated guidance for the provision of streetscape, sidewalk installation and street furniture; and adding illustrations and new guidance for exterior light fixtures. Maps 30-2 and 30-4.

May 28 FS-D08-18 - FIBERTOWER - to co-locate two dish antennae on an existing 96-foot tall monopole located in VDOT right-of-way near the intersection of I-495 and Balls Hill Road and place one additional equipment cabinet within the existing fenced equipment compound located near the base of the monopole. Map 30-1.

2008 Dranesville District Actions

May 28 FS-D08-20 – T-MOBILE – to co-locate nine panel antennae on an existing 108-foot tall treepole monopole and place three additional equipment cabinets within the existing fenced equipment compound located near the base of the treepole at 1927 Pimmit Drive. Map 40-1 ((15)) B.

June 11 2232A-D00-4-4 – SPRINT NEXTEL – to remove three existing antennae and add six new antennae on an existing 130-foot tall monopole and place two additional equipment cabinets on a new steel platform near the monopole at 7511 Old Dominion Drive. Map 21-3.

June 12 SE 2008-DR-003 – CHEVY CHASE BANK – to permit a one-story freestanding financial institution with three drive-in lanes within the McLean Community Business Center located at 1427, 1433 and 1441 Dolley Madison Boulevard on 30,363 square feet of land zoned C-2. Map 30-2 ((5)) 6, 9, 10.

July 10 SE 2007-DR-018 – WILLIAM P. SLOAN – to permit waiver of the minimum lot width requirement in order to construct two single-family detached dwellings on 1.0 acre zoned R-1 and located at 1942 Virginia Avenue. Map 41-1 ((9)) 1A.

September 11 FS-D08-26 – FIBERTOWER – to co-locate one dish antenna on an existing 130-foot tall monopole, with one equipment cabinet placed near the base of the monopole which his located in VDOT right-of-way at the intersection of Old Dominion Drive and I-495. Map 21-3.

September 11 2232-D08-8 – NEWPATH NETWORKS & NEW CINGULAR WIRELESS – to expand the Great Falls Distributed Antenna System by co-locating two additional antenna nodes (comprised of one equipment cabinet and six panel antennas placed within a cylindrical sheath on two replacement utility poles) in portions of the VDOT right-of-way in the 8700 and 8800 blocks of Georgetown Pike. Maps 13-4 and 14-3.

September 18 RZ 2008-DR-006 – VISIONONLINE INC. – to rezone 2.09 acres from R-1 and C-8 to R-1 for residential development of two single-family detached units (with preservation of an existing Civil War era cemetery) located in the southeast quadrant of the Jordan Lane/Seneca Road intersection. Map 6-4 ((12)) 8.

September 25 AR 91-D-008-02 – HELEN R. HILL TRUST – to renew the Hills Plant Nursery Local Agricultural and Forestal District for a third eight-year period for continued agricultural and forestal use (with approximately half of the site used for a plant nursery) on 36.1 acres zoned R-A and located at 10500 Leesburg Pike. Map 12-4 ((1)) 46Z.

September 25 AR 83-D-006-03 – CAJOLL COMPANY & JOHN W. HANES III TRUST – to renew the Cajoll Local Agricultural and Forestal District (first established in 1983) for an eight-year period for continued agricultural use and use as a horse riding and boarding center) on 57.38 acres zoned R-E and located at 9809 Arnon Chapel Road. Map 8-3 ((1)) 45Z, 47, 50Z, 51Z.

October 22 SEA 83-D-030-08 – THE MADEIRA SCHOOL – to amend the Development Conditions associated with the prior approval of SE 83-D-030 and its subsequent amendments for The Madeira School (located on 371.16 acres zoned R-E at 8328 and 8134 Georgetown Pike) to permit replacement and relocation of the existing private wastewater treatment plant; replacement of one or more athletic fields with artificial turf; addition of a new dormitory building in lieu of adding two wings on existing dormitories; a new horse exercising facility, stable building, outdoor arena, indoor riding ring and staff living quarters; upgrades to the existing riding paddock; relocation and reduction of single-family detached residences from eight to six; modifications of barrier requirements; and waiver of the Stream Valley Trail requirement along the Potomac River and Difficult Run Stream. Map 20-1 ((1)) 14 and 20-2 ((1)) 1.

2008 Dranesville District Actions

November 20 FS-D08-67 – CRICKET COMMUNICATIONS, INC. – to co-locate up to six antenna on an existing 125-foot tall monopole (with up to three equipment cabinets placed within the existing fenced equipment compound located at the base of the monopole) at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

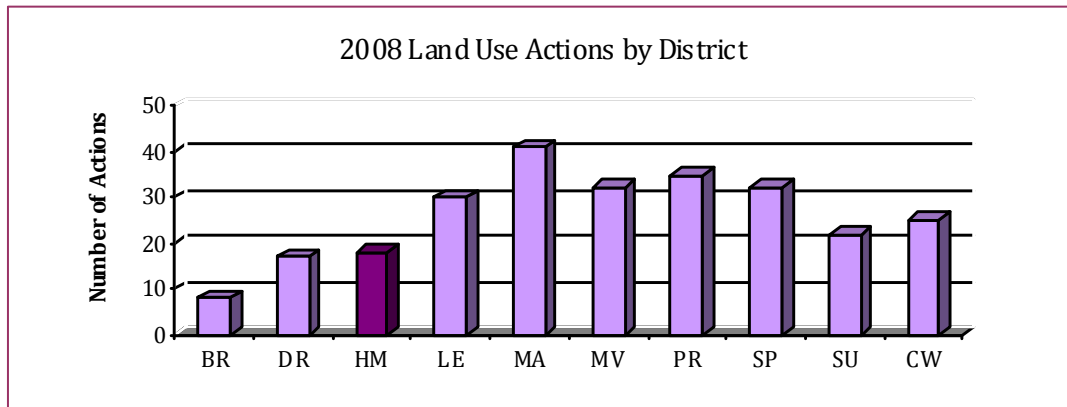
December 4 2232-D08-21 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to construct a two-story replacement fire station (with Dour drive-through apparatus bays, offices, control room, kitchen, dayroom, sleeping quarters, equipment lockers, exercise room, storage rooms, decontamination room, and conference room) on the site of the existing 48-year old Great Falls Volunteer Fire Station located at 9916 Georgetown Pike. Map 13-1 ((1)) 2.

December 4 FS-D08-111 – VERIZON WIRELESS – to co-locate three flush-mounted panel antennas on a 93-foot tall replacement stadium light pole located on the grounds of Langley High School, with six equipment cabinets placed within a fenced equipment compound at the base of the pole, which is located at 6520 Georgetown Pike. Map 22-3 ((1)) 10.



2008 Hunter Mill District Actions

The 2008 Planning Commission took action on eighteen land-use applications (described below by action date) located in the Hunter Mill District, all of which were approved either wholly or in part. Additional information on these items is available from the Planning Commission Office.



Items Approved

February 20 PRC B-846-02 – JBG ROCKWOOD GATEWOOD LAND LLC – submission of the PRC Plan for a two-story parking structure (one level below ground and one level at grade) on 2.27 acres (located in the southeast quadrant of the Reston Parkway/Dulles Airport Access Road intersection and currently used for surface parking) within the 15-acre Reston Square development which is comprised of low-rise and high-rise multifamily residences, office, hotel, and shopping center uses. Map 17-4 ((20)) 2C.

March 5 RZ 2007-HM-015 – SEKAS HOMES, LTD. – to rezone 5.82 acres, located south of the Beulah Road/Clarks Crossing Road intersection, from R-1 and R-3 to R-3 to permit demolition of existing structures (four houses and the parsonage for the adjacent Antioch Christian Church) for the construction of a residential development consisting of 15 single family detached units (one of which will be used for the new parsonage) with two-car garages. Map 28-3 ((1)) 28, 29, 31.

April 17 PRC 82-C-060 – ATHENA RENAISSANCE RESTON LLC – submission of the PRC plan on a 5.68-acre portion of the 22.99-acre site (formerly known as Summit Reston and Jonathan's Keepe and currently developed with garden-style apartments, ancillary recreation center, and swimming pool, all of which will be removed) consisting of a single 14-story multi-family residential building with two 168-foot tall towers connected by a 4-story structure, located east of the Reston Town Center Urban Core in the northeastern quadrant of the Reston Parkway/Temporary Road intersection. Map 17-2 ((1)) 23, 24, 24A.

May 21 CPA 86-C-121-2-3 – RESTON SPECTRUM LLLP & HARRIS TEETER PROPERTIES LLC – to amend the Conceptual Plan associated with the prior approval of RZ 86-C-121 and its subsequent amendments to reflect redevelopment of the existing Spectrum Shopping Center (with the exception of the Home Depot and adjoining drive-in financial institution) to a mixed-use development containing non-residential uses, up to 1,442 multi-family residential units, underground and surface parking, and a plaza on 24.29 acres zoned PRC and located in the Reston Town Center in the southwest quadrant of the Baron Cameron Avenue/Reston Parkway intersection. Map 17-1 ((1)) 3K, 3P, 3Q.

June 12 FSA-H06-20-1- FIBERTOWER – to amend the previously-approved application by adding two panel antennas on an existing 170-foot tall telecommunications lattice tower, with two equipment cabinets placed near the base of the tower within a fenced compound, located at 2610 Reston Parkway. Map 26-3 ((31)) 22, 22A.

2008 Hunter Mill District Actions

June 25 RZ 2007-HM-008 – PHILIP & MELINDA PON – to rezone 2 acres from R-1 to R-2 to permit residential development consisting of two single-family detached dwelling units located on the north side of Old Courthouse Road between Arabian Avenue and Burlwood Court. Map 28-4 ((1)) 5.

June 26 DPA B-846-03 – RESTON SQUARE HOTEL LLC – to amend the previously-approved application by increasing the number of hotel rooms from 175 to 200 rooms for the Reston Square Hotel located on 19,159 square feet of land zoned PRC on the north side of Sunrise Valley Drive and south of Dulles Toll Road. Map 17-4 ((31)) H.

July 24 FSA-H97-7-1 – SPRINT NEXTEL – to co-locate two dish antennas and three equipment cabinets on the roof of the existing 145-foot tall Reston International Building located at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

September 18 FDPA 2002-HM-042 – CTD-ARROWBROOK CENTRE, LLC – to amend the previously-approved final development plan for a 14.34-acre portion of Land Bays A and D of the PDC-zoned Arrowbrook Centre (located in the southwest quadrant of the Centreville Road/Dulles Airport Access Road interchange) by shifting the approved building locations and square footage for five buildings and reducing the footprint of the approved parking structure. Map 16-3 ((1)) 39A1, 39A2.

September 18 SEA 2002-HM-046 – CTD-ARROWBROOK CENTRE, LLC – to amend the Development Conditions associated with the prior approval of SE 2002-HM-046 to permit fast food restaurants (such as Panera Bread, Baja Fresh, Chipotle, Starbucks, and ice cream shops) to be located on the street level of the buildings located on a 9.19-acre portion of the Arrowbrook Centre at the southwest quadrant of the Centreville Road/Dulles Airport Access Road interchange. Map 16-3 ((1)) 39A2.

September 18 PCA C-696-7 – DULLES DEVELOPMENT, LLC – to amend the proffers associated with the prior approval of RZ C-696 to clarify that the proffered term “restaurant” includes eating establishments and fast food restaurants for a 35.94-acre portion of the Dulles Station at Dulles Corner development, located south of Sunrise Valley Drive on both sides of Dulles Station Boulevard and Sayward Boulevard. Map 15-4 (95)) 2A, 2B, 3A, 5A, 7A1, 7A2, 8A and 16-1 ((25)) 1A, 1B and 6A.

September 18 SE 2008-HM-018 – DULLES DEVELOPMENT LLC – to permit eating establishments and fast food restaurants on the ground floor/street level of the structures located in a 20.25-acre portion of the Dulles Station at Dulles Corner development, located at 2320, 2323, 2330 and 2333 Dulles Station Boulevard. Map 15-4 ((5)) 2A, 2B, 7A1, 7A2, 8A.

December 4 FSA-30-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting the addition of two dish antennas to the existing pipe mounts on the roof of the office building and two additional equipment cabinets inside the existing equipment room located at 11800 Sunrise Valley Road. Map 17-3 ((3)) 1C.

December 10 FS-H08-93 – CRICKET COMMUNICATIONS – to co-locate up to six antenna on a new 118-foot tall steel pole to be attached to the existing 108-foot tall Dominion Power electrical transmission tower (with two equipment cabinets to be placed inside a newly-constructed fenced equipment compound) located at 9600 Center Street. Map 38-1 ((18)) 162.

December 10 FS-H08-83 – CRICKET COMMUNICATIONS – to co-locate three flush-mounted antennas to the façade of the 15-story Hyatt Hotel located at 1800 Presidents Street with three equipment cabinets placed inside the existing rooftop penthouse. Map 17-3 ((10)) 6.

December 10 FS-H08-49 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 152-foot tall monopole located at the VDOT Maintenance Yard, with three equipment

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cabinets placed within the existing fenced equipment compound at the base of the monopole, which is located at 10907 Sunset Hills Road. Map 18-3 ((1)) 7A.

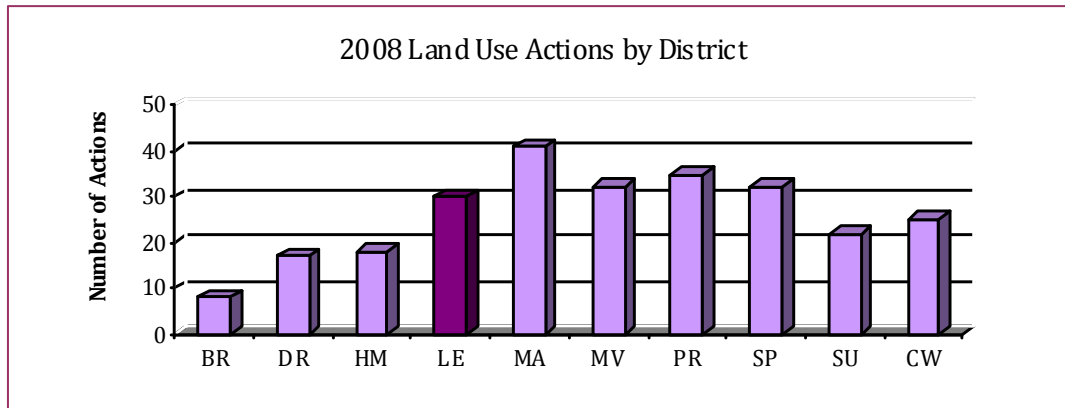
December 10 FS-H08-59 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 180-foot tall monopole located within the Stratton Woods Park, with three equipment cabinets placed within the existing fenced equipment compound at the base of the monopole, at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

December 11 FSA-H98-6-1 –SPRINT NEXTEL – to amend the previously-approved telecommunications facility by adding one dish antenna to the penthouse wall of the existing 23-story Sheraton Premiere Hotel (with one equipment cabinet placed inside the penthouse mechanical room) located at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.



2008 Lee District Actions

Thirty land-use applications in the Lee District were acted upon by the Planning Commission in 2008. The Commission accepted withdrawal of two BRAC Area Plans Review nominations. One item was denied and the remaining 27 items were approved either wholly or in part. These applications are described below by action date. Additional information on these items is available from the Planning Commission Office.



Withdrawals Accepted

October 16 BRAC-08-IV-2MV – BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 4.31 acres (located east of Telegraph Road, west of North Kings Highway, south of Huntington Avenue and south of the Huntington Metro Station) from residential use at 16-20 du/ac to residential use up to 40 du/ac with accessory support services. Map 83-3 ((2)) (7) A.

October 16 BRAC-08-IV-2S – BRAC AREA PLANS REVIEW NOMINATION – nomination by Bruce Smith to amend the Comprehensive Plan for 105.22 acres (located south of Loisdale Park, east of I-95 and west of Cinder Bed Road) from industrial use up to .35 FAR to office (90%) and retail (10%) uses up to 1.5 FAR. Maps 90-4 ((1)) 4, 5, 6A, 6B, 7.

Item Denied

December 10 BRAC APR-08-IV-7MV – BRAC AREA PLANS REVIEW NOMINATION – nomination by Robert A. Wiles to amend the Comprehensive Plan for 34 acres (located north of Poag Street, south of School Street, and west of North Kings Highway in the Penn Daw CBC), currently planned for low-rise office or compatible institutional uses up to 0.35 FAR with complete parcel consolidation, by permitting development of a limited -service hotel and retail uses up to 0.50 FAR. Map 83-3 ((11)) 2, 3, 4, 5, 6 and 83-3 ((4)) A.

Items Approved

March 13 SE 2007-LE-030 – VETERANS OF FOREIGN WARS, SPRINGFIELD POST 7327 – to remove the existing vacated structure and construct a new two-story 11,076 square foot building with 83 on-site surface parking spaces (to serve as a public benefit association/club house for VFW Post 7327) on 2.52 acres located at 7711, 7713, 7715, 7717 and 7719 Beulah Street. Map 99-2 ((1)) 44, 45, 46, 47, 48, 49.

March 19 FS-L08-1 – FIBERTOWER – to co-locate three dish antennae on a 147-foot tall existing monopole, with one equipment cabinet placed within an existing fence compound at the base of the monopole, which is located at 6700 Springfield Center Drive. Map 90-4 ((1)) 11.

April 30 PCA 82-L-030-12 – LEE VILLAGE AT SILVER LAKE, LLC – to amend the proffers associated with the prior approval of RZ 82-L-030 and its subsequent proffer amendments to allow

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4.45 acres to be rezoned from PDH-8 to PRM (2.82 acres as set forth in RZ 2007-LE-012) and the remaining 1.69 acres to be developed as set forth in FDPA 82-L-030-9, located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection. Map 91-3 ((9)) part of 8B.

April 30 FDPA 82-L-030-9 – LEE VILLAGE AT SILVER LAKE, LLC – submission of an amended Final Development Plan for 1.69 acres of land zoned PDH-8 to reflect a 4-story structure containing 89 independent living units, located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection. Map 91-3 ((9)) part of 8B.

April 30 RZ 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – to rezone 2.82 acres from PDH-8 to PRM to allow development of 111 units of workforce housing on the 6.64-acre site to be known as Lee Village (within the Manchester Lakes development) located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection. Map 91-3 ((9)) part of 8B.

April 30 FDP 2007-LE-012 – LEE VILLAGE AT SILVER LAKE, LLC – submission of the Final Development Plan for 111 units of workforce housing on the 6.64-acre site to be known as Lee Village (within the Manchester Lakes development) located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection. Map 91-3 ((9)) part of 8B.

April 30 PCA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – to amend the proffers associated with the prior approval of RZ 1996-LE-034 and its subsequent proffer amendments to allow a 2.19-acre portion of land zoned PDH-8 to be developed with the relocated and expanded 2-story Kingstowne Library (to include a drive-up window for limited library services, coffee bar, and Lee District governmental offices), located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection). Map 91-3 ((9)) part of 8B.

April 30 FDPA 1996-LE-034-02 – LEE VILLAGE AT SILVER LAKE, LLC – submission of an amended Final Development Plan depicting the relocation and expansion of the Kingstown Library (to a 2-story structure including a drive-up window for limited library services, coffee bar, and Lee District governmental offices), located in the northeast quadrant of the Silver Lake Boulevard/Beulah Street intersection) on 2.19 acres zoned PDH-8. Map 91-3 ((9)) part of 8B.

June 25 S07-IV-S1 – BOARD OF SUPERVISORS OWN MOTION – to amend the Comprehensive Plan for 14.96 acres (located on Backlick Road, north of Fullerton Road), currently planned for industrial use up to .35 FAR with auto dealerships permitted on a case by case basis, by adding options for office use up to 1.4 FAR on parcels 22 and 23A as well as office or hotel use up to 1.6 FAR on parcels 22, 23A, 3 and 4, with possible modifications to the transportation network. Map 99-1 ((1)) 23, 23A and 99-1 ((5)) 3, 4.

June 25 FS-L07-69 – VERIZON WIRELESS – to co-locate three panel antennae on a 10-foot extension attached to an existing 91-foot tall stadium light pole with an equipment cabinet placed inside an unused concession building located on the grounds of Edison High School at 5801 Franconia Road. Map 81-4 ((1)) 52.

June 25 FS-L08-3 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to permit the renovation and expansion of the existing Richard Byrd Community Library by adding 35 parking spaces and constructing a 7,200 square foot addition to the existing 10,700 square foot facility (located at 7250 Commerce Street on 2.06 acres) to accommodate an additional book stack area, staff workroom, and mechanical support area. Map 80-3 ((1)) 3C.

June 25 FS-L08-61 – FAIRFAX COUNTY PARK AUTHORITY – to revise the Master Park Plan for the Lee District Park (located on 137.9 acres at 6601 Telegraph Road) to accommodate the following proposals: reconfigure the rectangle and diamond fields and lighting; improve the rectangle field with irrigation and artificial turf, replace the existing northwest athletic field with a

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lighted 90-foot diamond field; relocate or redesign the existing supply shed to allow space for a permanent batting cage; construct an additional picnic shelter, expand the RECenter and add parking, install a telecommunications monopole; construct an interpretive Trail Kiosk; re-use the abandoned tennis courts for alternative recreation uses (such as a skate area); re-use an unused concession stand; bring athletic fields into compliance with ADA standards; and design/construct an accessible family recreation area. Map 92-1 ((1)) 14A, 16, 16A, 21.

July 31 FS-L08-21 – T-MOBILE – to co-locate nine flush-mounted panel antennae and three screened equipment cabinets on the roof of an existing 102-foot tall office building located at 5911 Kingstowne Village Parkway. Map 91-2 ((1)) 36H.

July 31 2232-L07-2 – NEXTEL COMMUNICATIONS & FRANCONIA VOLUNTEER FIRE DEPARTMENT INC. – to determine whether the proposed construction of a 107-foot tall tree monopole with equipment cabinets on property located at 6304 Beulah Street and owned by the Franconia Volunteer Fire Department satisfies the criteria of location, character and extent, pursuant to Sect. 15.2-2232 of the *Code of Virginia* and is in conformance with the provisions of the Comprehensive Plan. Map 81-3 ((5)) 20, 20A.

July 31 SEA 80-L-127-03 – NEXTEL COMMUNICATIONS & FRANCONIA VOLUNTEER FIRE DEPARTMENT INC. – to permit the addition of a 107-foot tall tree monopole with equipment cabinets (to accommodate up to three telecommunications carriers and up to 40 antennae) on 2.76 acres zoned R-3 at 6304 Beulah Street and owned by the Franconia Volunteer Fire Department. Map 81-3 ((5)) 20, 20A.

September 11 FS-L08-33 – AT&T MOBILITY – to co-locate twelve flush-mounted panel antennae and seven screened equipment cabinets on the roof of the existing 8-story office building located at 5971 Kingstowne Village Parkway. Map 91-2 ((1)) 36C.

September 18 FS-L08-47 – CRICKET – to co-locate up to three panel antennae on the existing 151-foot tall monopole, with one equipment cabinet placed within the existing screened equipment compound, located at 6700 Springfield Center Drive. Map 90-4 ((1)) 11A.

September 25 FS-L07-31 – CLEARWIRE US LLC – to co-locate three panel antennae and three dish antennae on the existing 90-foot tall stadium light pole/monopole, with one fenced equipment cabinet placed beneath the existing stadium bleachers on the grounds of Hayfield High School at 7606 Telegraph Road. Map 91-4 ((1)) 28.

October 16 SE 2008-LE-013 – CHEVY CHASE BANK – to permit a one-story freestanding drive-in financial institution with two drive-through lanes in a Highway Corridor Overlay District located on 30,474 square feet of land zoned C-2 at 5511 and 5515 Franconia Road. Map 81-4 ((4)) 6, 7.

October 30 OTPA S06-IV-S1 – to amend the Comprehensive Plan for the Springfield Mall and surrounding area (located east of Elder Avenue, west of I-95, south of Franconia Road, and north of the Franconia-Springfield Parkway) to consider the 80-acre central portion of Land Unit B for redevelopment as a mixed-use town center up to an intensity of 2.0 FAR (consisting of residential, office, retail and hotel uses) to promote the revitalization of Springfield. Map 90-2 (32 parcels).

November 20 OTPA S08-IV-RH1 – to amend the Comprehensive Plan for 33 acres (owned by Hilltop Sand and Gravel Company), located at the intersection of Beulah Street and Telegraph Road, by adding options for mixed use with retail office and industrial use at an intensity up to 0.45 FAR (option 1) and/or mixed use with retail and office use at an intensity up to 0.30 FAR (option 2).

November 20 FS-L08-42 – CRICKET COMMUNICATIONS – to co-locate three cylindrical antennas on the existing 480-foot tall radio broadcast tower (with one equipment cabinet placed within the

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existing fenced equipment compound at the base of the tower) located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

November 20 FS-L08-105 – FIBERTOWER – to co-locate two pole-mounted dish antennas to the penthouse of the existing building (with one equipment cabinet placed within the penthouse mechanical room) located at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

December 10 BRAC APR-08-IV-8FS – BRAC AREA PLANS REVIEW NOMINATION - nomination by Frank McDermott, on behalf of Springfield Land Development LLC, to amend the Comprehensive Plan for 1.4 acres (located west of I95, east of Brandon Avenue, and north of Commerce Street) by adding language to permit development of a six-story 125,000 square foot office building with a four-story parking structure. Map 80-4 ((1)) 5C2.

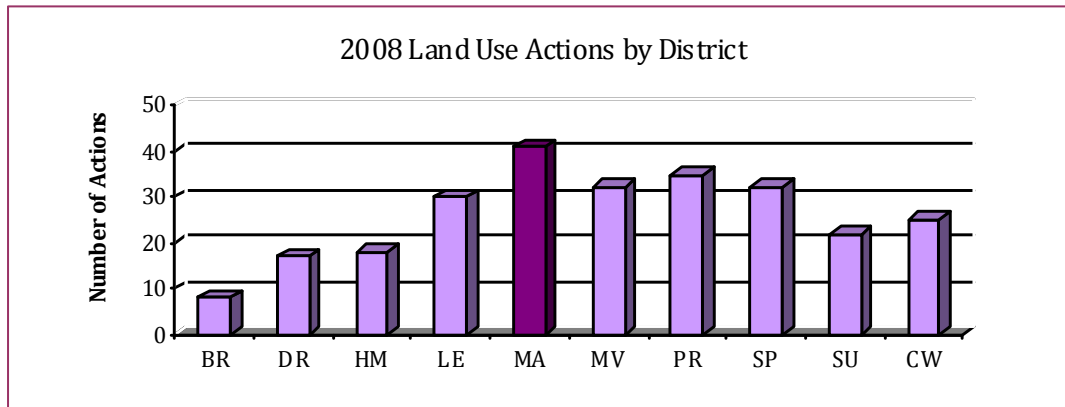
December 10 BRAC APR-08-IV-11FS – BRAC AREA PLANS REVIEW NOMINATION – nomination by John E. Cowles to amend the Comprehensive Plan for 12.42 acre site of the Springfield Garden Apartment complex (located in the Springfield CBC on the north side of Commerce Street and north of Old Keene Mill Road) by adding language permitting multi-family residential use up to a density of 40-50 dwelling units per acre (600 units). Map 80-3 ((1)) 3 and 80-4 ((4)) (3) 7.

December 10 FS-L08-56 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 150-foot tall monopole (with three equipment cabinets placed within the existing equipment compound at the base of the monopole) which is located at 7936 Telegraph Road. Map 100-1 ((1)) 16.

December 10 FS-L08-100 – MEDIAFLO USA, INC. – to co-locate one omni-directional antenna and two dish antennas on the existing 480-foot tall radio broadcast tower (with one equipment cabinet placed within the existing fenced compound at the base of the tower) located at 3900 San Leandro Place. Map 101-2 ((1)) 10E.

2008 Mason District Actions

In 2008, the Planning Commission took action on forty-one land-use applications located in the Mason District. The Commission accepted withdrawal of one application and the remaining forty items were approved either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office.



Withdrawal Accepted

July 24 SEA 91-M-018 – DONG & VO NGUYEN – to amend the Development Conditions associated with the prior approval of SE 91-M-108 to permit removal of two existing 1-story structures and construction of one 2-story structure (house/office with garage) for continued use as a doctor’s office at 6800 Little River Turnpike located on 41,794 square feet of land zoned R-2 and HC. Map 71-2 ((5)) 9.

Items Approved

January 16 FSA-M96-62-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting replacement of six panel antennae with six larger sled-mounted antennae (to be placed behind a concealment wall) and the installation of two additional equipment cabinets on the roof of the existing 12-story Lakeside Plaza condominium building located at 3800 Powell Lane. Map 61-4 ((35)) C1.

January 16 FSA-M98-13-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting the addition of one dish antenna on the existing 130-foot tall monopole located at 3601 Firehouse Lane on the site of the Bailey’s Crossroads Volunteer Fire Department. Map 61-4 ((1)) 20A.

February 7 SE 2007-MA-013 – PNC BANK – to permit a one-story drive-in bank with three drive-through lanes on 41,044 square feet of C-6 zoned land (severed from the Crossroads Place Shopping Center via concurrent application SEA 97-M-024) Map 62-1 ((1)) part of 16E.

February 7 SEA 97-M-024 – PNC BANK – to amend the previously-approved application by reducing the land area for the Crossroads Place Shopping Center, located at 3516 South Jefferson Street on 23.45 acres zoned C-6, in order to permit an area currently serving as a surface parking lot to be redeveloped as a drive-in bank at 3516 South Jefferson Street. Map 62-1 ((1)) 16E.

March 19 FS-M07-26 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to renovate and expand the existing Thomas Jefferson Community Library (located on 2.54 acres at 7415 Arlington Boulevard) by constructing a 9,304 square foot and adding 65 paved parking spaces. Map 50-3 ((1)) 4.

April 17 SEA 01-M-010 – SKYLINE AMOCO, LLC dba DISCOUNT GAS – to amend the previously-approved application by permitting a fast food restaurant (in the form of a food counter with a maximum of five seats) to operate within the approved and constructed mini-mart/service station building located at 5842 Columbia Pike on 29,070 square feet of land zoned C-5, SC, HC and CRD. Map 61-2 ((17)) (A) 17A.

2008 Mason District Actions

April 30 FSA-M00-106-3 – SPRINT NEXTEL – to amend the previously-approved telecommunications applications by permitting the addition of three dish antennae on the roof of the existing 5-story office building located at 5881 Leesburg Pike (formerly 3401 Washington Boulevard). Map 61-2 ((17)) (C) 6.

May 1 SEA 2006-MA-016 – PNC BANK – to amend the previously-approved application for a freestanding drive-in bank with three drive-through lanes (located at 6950 Braddock Road on 32,624 square feet of land zoned C-6) by permitting the removal from the SEA Plat of an interparcel access point on the northern portion of the site (inasmuch as an agreement was not reached with the adjacent property owner) and utilization of the existing interparcel connections pending construction the vehicular access point to the east at such time as road improvements are made to Braddock Road. Map 71-4 ((1)) 28A.

May 1 SE 2007-MA-028 – THE MONTESSORI SCHOOL OF NORTHERN VIRGINIA, INC. – to permit a private school of general education, nursery school, and child care center for up to 90 students (aged 18 months to kindergarten) in two phases as follows: Phase 1 – continued use of the existing structure for up to a maximum of 45 students, and Phase 2 – construction of a one-story addition along the rear of the building, a one-story addition to the front, and a two-story addition along the north side to accommodate up to 90 students at the facility located at 3433 Rose Lane on 1.17 acres of land zoned R-2. Map 60-2 ((32)) 1 and ((38)) A1.

May 28 RZ 2007-MA-017 – AMERIKOR PROPERTIES, LLC – to rezone 3.44 acres from C-6 to PDC to permit demolition of the existing bowling alley and development of a mixed-use building including residential, office, retail and other related uses on property located on the east side of Markham Street and north of Little River Turnpike. Map 71-1 ((20)) 2.

May 28 FDP 2007-MA-017 – AMERIKOR PROPERTIES, LLC - submission of the final development plan for “Markham Plaza” comprised of a nine-story building (to include a mix of 60-80 dwelling units, 8 to 10 of which will be workforce housing, office uses, and retail and other commercial uses including eating establishments and fast food on the first and/or second floors) with a seven-level parking garage and a plaza on a 3.44-acre site zoned PDC and located on the east side of Markham Street and north of Little River Turnpike. Map 71-1 ((20)) 2.

May 28 SE 2007-MA-032 – AMERIKOR PROPERTIES, LLC – to permit fast food uses (such as a coffee shop) within the building proposed under RZ 2007-MA-017 to contain residential, office, retail and other related uses on 3.44 acres zoned PDC and located at 4245 Markham Street. Map 71-1 ((2)) 2.

June 11 PCA C-052-07 – CESC SKYLINE LLC – to amend the previously-approved application by permitting a 2-story addition to the south side of an existing 26-story office building located in the Skyline Center development on a 2.66-acre portion of the 12.16-acre site zoned PDC, CRD, SC and HC and located at the southwest corner of the intersection of Leesburg Pike and George Mason Drive. Map 62-3 ((1)) 37, 39, 40, 411C.

June 11 FDPA C-052-13 – CESC SKYLINE LLC – to amend the previously-approved application by permitting a 2-story addition to the south side of an existing 26-story office building located in the Skyline Center development on a 2.66-acre portion of the 12.16-acre site zoned PDC, CRD, SC and HC and located at the southwest corner of the intersection of Leesburg Pike and George Mason Drive. Map 62-3 ((1)) 37, 39, 40, 411C.

June 12 SE 2007-MA-021 – GHANA-AMERICAN COMMUNITY ASSOCIATION – to permit a public benefit association (welfare and social network for Ghanaian-American immigrants in Northern Virginia) within a 3,845 square foot portion of Unit 2 of the existing warehouse building located at 6424 General Green Way on 1.49 acres zoned I-5. Map 81-1 ((19)) 2.

June 26 SE 2008-MA-005 – EDUCATION FOR LIFE – to permit a nursery school and private school of general education (El-Iman Learning Center) with a maximum daily enrollment of 90 students (ages 3 years

2008 Mason District Actions

through sixth grade) and an associated child care center (for before and after school care for enrolled students and children of staff only) in an existing industrial/office/retail complex located at 3431-A Carlin Springs Road on 6.34 acres zoned I-3. Map 62-1 ((1)) 16F.

July 10 FSA-M00-32-3 – SPRINT NEXTEL – to amend the previously-approved application by permitting the addition of three dish antennae on the existing flush-mounted antenna equipment on the roof of the existing 10-story Woodlake Towers residential condominium building located at 3100 South Manchester Street. Map 51-4 ((13)) (2).

July 10 FS-M08-22 – VERIZON WIRELESS – to co-locate six flush-mounted panel antennas, an equipment shelter and a generator on the roof of the existing 12-story apartment building located at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

July 10 FSA-M97-15-2 – SPRINT NEXTEL – to amend the previously-approved application by permitting the addition of three dish flush-mounted antennae on the roof of the existing 12-story Cavalier Club apartment building located at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

July 24 2232-M08-4 – FAIRFAX COUNTY PARK AUTHORITY – to amend the Master Park Plan to incorporate the following changes for the improvements to Pine Ridge Park located on 42 acres at 3401 Woodburn Road: (1) expansion of two diamond-shaped fields; (2) improvements to three rectangular fields; (3) lighting for all six athletic fields; (4) parking expansion and improvements; (5) concession stand and restrooms; (6) water fountain building accessible to play fields; (7) an ADA accessible 8-foot wide path from the parking area to the diamond fields; and (8) low impact design feature for stormwater management. Map 59-1 ((1)) 20.

July 31 SE 208-MA-008 – RADLEY AUTOMOBILES, INC. – to raise the height of the existing vehicle major service establishment from 16 to 39 feet in height (to maximize the ability of the facility to utilize modern repair equipment) located on 41,968 square feet of land zoned C-8 at 5900 Seminary Road. Map 61-2 ((20)) 3A, 4, 15.

September 11 FS-M08-17 – FIBERTOWER – to co-locate one dish antenna on an existing 195-foot tall monopole, with one equipment cabinet placed on the ground near the base of the monopole within an existing fenced compound, at 6800 Versar Center. Map 80-2 ((1)) 22B.

September 18 FS-M08-52 – CRICKET COMMUNICATIONS – to co-locate six panel antennae on an existing 195-foot tall monopole (with up to three equipment cabinets placed within the existing fenced equipment compound located at the base of the monopole) at 6800 Versar Center. Map 80-2 ((1)) 22B.

October 2 PCA 92-M-038 – PAOLOZZI INVESTMENTS INC. – to amend the previously-approved proffered development plan to permit a change in use (approved for retail use in 1993 but never utilized) to a car wash with an automated wash line and two manual details bays on 1.08 acres zoned C-5 and CRD located on the south side of Columbia Pike, north of Lacy Boulevard. Map 61-2 ((1)) 117.

October 2 SE 2008-MA-019 – PAOLOZZI INVESTMENTS INC. – to permit a car wash with an automated wash line and two manual detail bays on 1.08 acres zoned C-5 and CRD located at 5901 Columbia Pike. Map 61-2 ((1)) 117.

October 2 PCA 92-M-038 – PAOLOZZI INVESTMENTS, INC. – to amend the proffers associated with the prior approval of RZ 92-M-038 (for commercial development) to permit a car wash on 1.08 acres zoned C-5, CRD, SC and HC on the south side of Columbia Pike and north of Lacy Boulevard. Map 61-2 ((1)) 117.

October 2 SE 2008-MA-019 – PAOLOZZI INVESTMENTS INC. – to permit a one-story car wash (with office facilities, waiting room area for patrons, an automated wash line, two manual detail bays) on 1.08 acres zoned C-5, CRD, SC, and HC and located at 5901 Columbia Pike. Map 61-2 ((1)) 117.

2008 Mason District Actions

October 22 FSA-M03-30-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by adding one dish antenna to the existing pipe mount on the penthouse wall of the existing 90-foot tall office building (with the addition of one equipment cabinet to the penthouse wall) located at 6066 Leesburg Pike. Map 61-2 ((1)) 6.

October 22 FS-M06-87 – T-MOBILE – to co-locate nine panel antennas on an existing 110-foot tall monopole/treepole (with three equipment cabinets placed within the existing screened equipment compound) located at 3435 Sleepy Hollow Road. Map 60-2 ((33)) 1B.

October 30 SEA 2002-MA-003 – T-MOBILE/TRUSTEES OF SLEEPY HOLLOW UNITED METHODIST CHURCH – to amend the previously-approved application to permit the addition of nine panel antennas on an existing 110-foot tall tree monopole and to increase the existing equipment compound from 900 to 1,200 square feet on the site of the Sleepy Hollow United Methodist Church located on 5.04 acres zoned R-2 at 3435 Sleepy Hollow Road. Map 60-2 ((33)) 1A, 1B.

November 6 PCA 2001-MA-049 – BOARD OF SUPERVISORS' OWN MOTION – to amend the proffers associated with the prior approval of RZ 2001-MA-049 by deleting 2.17 acres from the site (located in the northeast and southeast quadrants of the Evergreen Lane/Alpine Drive intersection) to permit the property to be rezoned under RZ 2008-MA-013. Map 71-2 ((2)) 27, 28 and ((4)) 4-6.

November 6 FDPA 2001-MA-049 – BOARD OF SUPERVISORS' OWN MOTION – to amend the Final Development Plan associated with the prior approval of FDP 2001-MA-049 to reflect deletion of 2.17 acres from the site which is located in the northeast and southeast quadrants of the Evergreen Lane/Alpine Drive intersection. Map 71-2 ((2)) 27, 28 and ((4)) 4-6.

November 6 RZ 2008-MA-013 – BOARD OF SUPERVISORS' OWN MOTION – to rezone 2.17 acres (located in the northeast and southeast quadrants of the Evergreen Lane/Alpine Drive intersection) from PDH-5 to R-5 to permit the development of up to five single-family detached residential units. Map 71-2 ((2)) 27, 28 and ((4)) 4-6.

November 20 FSA-M03-40-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting the addition of one dish antenna and one equipment cabinet on the roof of the Skyline Square Condominiums located at 5501 Seminary Road. Map 62-3 ((12)) (S).

November 20 FS-M08-109 – T-MOBILE – to co-locate nine panel antennas on the existing 130-foot tall stadium light pole/monopole (with three screened equipment cabinets placed on the ground beneath the existing bleachers) located on the athletic field at Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 ((1)) 60.

December 4 SE 2008-MA-020 – WOODLAKE TOWERS CONDOMINIUM UNIT OWNERS ASSOCIATION – to permit conversion of two residential units to office use (Units T-13A and T-13B) within the Woodlake Towers Condominiums which is zoned R-30 and located at 6001 Arlington Boulevard. Map 51-4 ((13)) (1) 13A, 13B.

December 4 FS-M08-87 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 105-foot tall guyed tower (with three equipment cabinets placed within the existing fenced equipment compound) on the Fairfax Water Storage Facility site at 7001A Cindy Lane. Map 71-1 ((1)) 131.

December 4 FS-M08-72 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 150-foot tall monopole (with three equipment cabinets placed with the existing fenced equipment compound) on the ground of Mason District Park located at 6621 Columbia Pike. Map 60-4 ((1)) 28.

December 4 FS-M08-106 – FIBERTOWER – to co-locate two flush-mounted dish antennas to the penthouse façade (with one equipment cabinet placed on the roof adjacent to the penthouse) of the existing building located at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

2008 Mason District Actions

December 4 FS-M08-76 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 150-foot tall monopole (with three equipment cabinets placed within the existing fenced equipment compound) on the grounds of the Jefferson Fire Station located at 3101 Hodge Place. Map 50-3 ((4)) B.

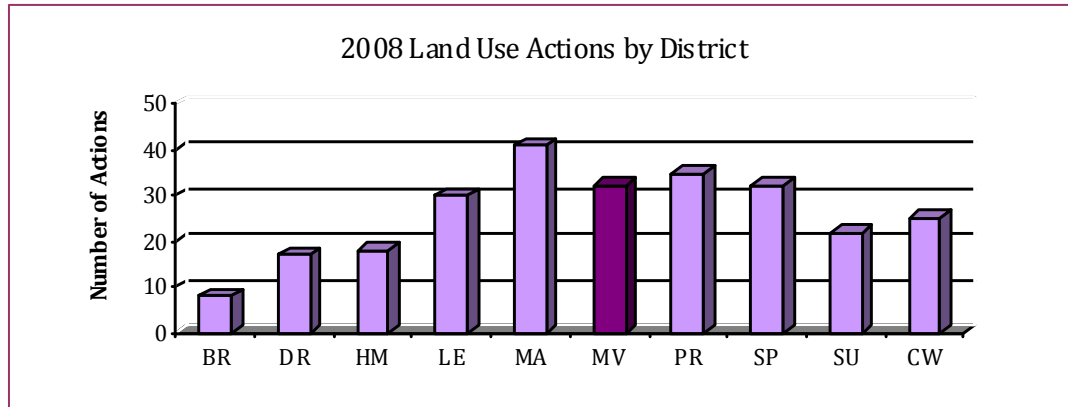
December 4 FS-M08-89 – CRICKET COMMUNICATIONS – to co-locate four flush-mounted cylindrical antennas and two equipment cabinets on the roof of the existing four-story Pinecrest Office Building located at 6601 Little River Turnpike. Map 71-2 ((1)) 40.

December 4 FS-M08-40 – CRICKET COMMUNICATIONS – to co-locate three cylindrical antennas on the existing 129-foot tall monopole (with one equipment cabinet placed within the existing fenced equipment compound) located on the grounds of the Baileys Crossroads Volunteer Fire Department at 3601 Firehouse Lane. Map 61-4 ((1)) 20A.



2008 Mount Vernon District Actions

Thirty-two land-use applications located in the Mount Vernon District were acted upon by the Planning Commission in 2008. The Commission accepted withdrawal of six items. Two items were denied and the remaining twenty-four items were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Withdrawals Accepted

June 26 SEA 84-V-035 – HUNTWOOD LLC - to amend the previously-approved application (which allowed an 8-story 98-foot tall office building) by expanding the land area subject to the original application and allowing fill in the floodplain in order to accommodate construction of a 3,850 square foot freestanding bank with two drive-through windows adjacent to the existing office building which is located in Huntwood Plaza at 5845 and 5863 Richmond Highway. Map 83-4 ((1)) 8, 9, 10, 11.

October 22 BRAC 08-IV-3LP - 2008 BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 49.23 acres (located east of I-95, west of Richmond Highway and south of Mimms Street) by adding an option for mixed-use commercial development up to 2.5 FAR. Maps 113-2 ((1)) 62A, 62B, 65, 66A, 67 and 113-4 ((1)) 1.

October 22 BRAC 08-IV-4LP - 2008 BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 12.6 acres (located east of I-95, each of Richmond Highway, and south of Mimms Street) by adding an option for mixed use development up to 2.5 FAR. Maps 113-2 ((1)) 68 and 113-2 ((3)) B1, C1, D1, E5, E6, F1, G1.

October 30 BRAC 08-IV-5MV – 2008 BRAC AREA PLANS REVIEW NOMINATION – nomination by Gifford Hampshire, on behalf of Penn Daw Properties, to amend the Comprehensive Plan for 4.39 acres in Sub-Units E-1 and E-2 of the Penn Daw CBC (located on the southeast side of Richmond Highway, west of Quander Road and north of Shields Avenue) by adding text permitting neighborhood-serving office or hotel and retail uses up to 1.0 FAR with building heights up to 100 feet. Maps 83-3 ((1)) 36, 37, 38, 40, 41, 41A, 42; 83-3 ((8)) B, C, 1; and 83-3 ((22)) A, B.

November 20 BRAC 08-IV-6MV – 2008 BRAC AREA PLANS REVIEW NOMINATION – nomination by Richard Neel, Jr., on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 2.52 acres (located at 5916, 5922, 5928 and 5938) by consolidating subunit A-2 with subunit A-1 for unified office (92%) and retail (8%) development up to 2.0 FAR. Maps 83-3 ((1)) 67A, 69, 69A and 83-4 ((1)) 2.

November 20 BRAC 08-IV-8MV - 2008 BRAC AREA PLANS REVIEW NOMINATION – nomination by Richard Neel, Jr., on behalf of the Southeast Fairfax Development Corporation, to amend the

2008 Mount Vernon District Actions

Comprehensive Plan for 15.29 acres (located at 5900, 5902 and 5904 Richmond Highway and 1800 Old Richmond Highway) by adding an option for mixed use office development (92%) and ground level retail uses (8%) up to 2.0 FAR.

Items Denied

January 23 PCA 1999-MV-025-03 – EXXON MOBIL CORPORATION – to amend the proffers associated with the prior approval of RZ 1999-MV-025 to permit a service station, quick service food store and car wash on a 1.47 acre portion (Pad A) of the Lorton Station Shopping Center which is zoned C-6 and located at 9400 Lorton Market Street. Map 107-4 ((23)) B.

January 23 SE 2006-MV-033 – EXXON MOBIL CORPORATION - to permit a service station, quick service food store and car wash on a 1.47 acre portion (Pad A) of the Lorton Station Shopping Center which is zoned C-6 and located at 9400 Lorton Market Street. Map 107-4 ((23)) B.

Items Approved

January 10 FS-V07-60 – FAIRFAX COUNTY PARK AUTHORITY – to classify the existing McNaughton Fields Park (containing four diamond athletic fields on 12.35 acres), which was conveyed to the Fairfax County Park Authority as part of a land exchange with the Department of the Army, as a “local park” located at 5320 Pole Road. Map 100-4 ((1)) 12.

January 16 FDPA 2000-MV-019 – JEFFERSON AT LAUREL HIGHLANDS, L.P. – to amend the development plan and development conditions associated with the prior approval of FDP 2000-MV-019 to reflect a one-story 5,500 square foot community recreation building in the middle of the central U-shaped building in Section 3 of the Laurel Highlands residential development (located north of Plaskett Lane and Fleenor Lane, east of Silverbrook Road, and west of I-95) on 10.96 acres zoned PDH-12. Map 107-2 ((12)) G.

January 23 FSA-V97-13-2 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by replacing six panel antennae with six new antenna on an existing 170-foot tall monopole, with the addition of two new equipment cabinets within the existing fenced equipment compound at the base of the monopole, which is located at 8101 Lorton Road on the site of the former Lorton Elementary School. Map 107-4 ((1)) 74.

February 20 SEA 88-V-006 – MICHAEL MacNAIR – to permit approval of an existing outdoor patio not depicted on the original SE Plat and construction of two decks along the rear of the existing single-family detached residence located at 4609 Dolphin Lane on 22,266 square feet of land zoned R-2. Map 110-3 ((4)) (H) 11.

April 10 FS-V07-62 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to renovate and expand the existing Martha Washington Community Library, located at 6614 Fort Hunt Road, by expanding the 10,471 square foot facility to 17,372 square feet to accommodate a larger book stack area, meeting room, mechanical area, and children’s area. Map 93-1 ((1)) 72A.

April 17 FS-V08-7 – CINGULAR WIRELESS – to co-locate three panel antennae inside an existing 87-foot tall church steeple and four equipment cabinets with a fenced concrete pad at the rear of the St. Luke’s Episcopal Church located at 8009 Fort Hunt Road. Map 102-2 ((12)) A.

April 30 RZ 2007-MV-011 – CARRHOMES, LLC – to rezone 7.46 acres, located north of the Telegraph Road/Newington Road intersection, from R-1 to PDH-2 for construction of single family detached dwelling units. Map 99-4 ((1)) 32, 33.

April 30 FDP 2007-MV-011 – CARRHOMES, LLC – submission of the final development plan for 11 single family detached dwelling units with two-car garages to be constructed on 7.46 acres

2008 Mount Vernon District Actions

(known as the Leatherland property) zoned PDH-2 and located north of the Telegraph Road/Newington Road intersection. Map 99-4 ((1)) 32, 33.

April 30 FS-V08-14 – FIBERTOWER – to co-locate one dish antenna on an existing 170-foot tall monopole and one equipment cabinet within the existing fenced equipment compound near the base of the monopole located on the site of the Fairfax County Public Schools Lorton Administrative Center at 8101 Lorton Road. Map 107-4 ((1)) 74.

May 15 FS-V07-57 – T-MOBILE – to co-locate three panel antennae on an existing 111-foot tall Dominion Virginia Power utility transmission tower and one equipment cabinet within a fenced equipment compound near the base of the tower at 8400 Durga Place. Map 97-4 ((14)) 6B1.

June 11 GUNSTON COVE ARCHITECTURAL RENDERINGS –submission of the architectural elevations and façade renderings to determine compliance with the approved CDP/FDP (pursuant to Development Condition 2 of FDP 2003-MV-034 approved by the Planning Commission in July 2004), for the PDH-8 residential development located on 8.70 acres north of Gunston Cove Road and west of its intersection with Richmond Highway. Maps 107-4 ((1)) 59, 113-2 ((1)) 3A and 3B.

July 10 S08-III-P1 – BOARD OF SUPERVISORS OWN MOTION – to amend the Comprehensive Plan for 5.3 acres currently planned for residential use at 0.5-1.0 du/ac by adding an option for an assisted living facility on the site which is located on Ox Road, north of the Shoppes at Lorton Valley and south of the Crosspointe subdivision. Map 106-2 ((1)) 8.

September 24 PCA 93-V-028-02 – LORTON CORNER ROAD LLC – to amend the Generalized Development Plan and proffers associated with the prior approval of PCA 93-V-028 to permit a freestanding financial institution with three drive-through lanes and a freestanding drive-through pharmacy with one drive-through lane on 3.69 acres located in the northeast quadrant of the Lorton Road/Richmond Highway intersection. Maps 108-3 ((1)) 2, 3; 108-3 ((2)) 2, 5, 6, and a portion of Lorton Road public right-of-way to be vacated and/or abandoned.

September 24 SE 2007-MV-031 – LORTON CORNER ROAD LLC – to permit a freestanding financial institution with three drive-through lanes and a freestanding drive-through pharmacy with one drive-through lane on 3.56 acres zoned C-5 and located at 9360, 9260 and 9372 Richmond Highway and 7637 and 7621 Lorton Road. Maps 108-3 ((1)) 2, 3 and 108-3 ((2)) 2, 5, 6.

October 30 SEA 97-V-046-02 – VERIZON WIRELESS – to amend the Development Conditions associated with the prior approval of SE 97-V-046 and its subsequent amendments by replacing nine existing panel antennas with twelve antennas from the 149-foot tall telecommunications monopole and adding a new equipment cabinet at the base of the tower within the existing fenced equipment compound located at 9128 Belvoir Court. Map 109-1 ((1)) 38, 39, 41.

November 20 FS-V08-116 – LORTON ACTION COMMUNITY CENTER – to permit a 672 square foot trailer (for storage of food goods for distribution to people in need living in the South County area) to be located on County property at 9518 Richmond Highway. Maps 107-4 ((1)) 34 and 107-4 ((5)) 4.

November 20 FSA-V02-10-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by adding one dish antenna to the exterior wall of the existing equipment shelter located on the roof of the existing 69-foot tall office building at 5904 South Richmond Highway. Map 83-2 ((1)) 2B.

November 20 FS-V07-63 – VERIZON WIRELESS – to co-locate twelve panel antennas on an existing 149-foot tall lattice communications tower (with one equipment cabinet placed within the existing fenced equipment compound at the base of the tower) located at 9128 Belvoir Court. Map 109-1 ((1)) 38.

2008 Mount Vernon District Actions

December 10 BRAC APR-08-IV-9MV – BRAC AREA PLANS REVIEW NOMINATION - nomination by Stuart Mendelsohn, on behalf of A&R Development, to amend the Plan for 4.35 acres (located south of Huntington Avenue, east of Biscayne Drive, north of Glendale Terrace, and west of Blaine Drive, currently developed with duplexes, garden apartments and local-serving retail uses and planned for retail and residential use at 8-12 du/ac (for Land Unit B) and 16-20 du/ac (for Land Unit T), by permitting transit-oriented mixed-use development up to 3.0 FAR. Maps 83-1 ((8)) and 83-1 ((20)).

December 10 BRAC APR-08-IV-10MV – BRAC AREA PLANS REVIEW NOMINATION - nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 15.58 acres (located east of Richmond Highway, north of Cooper Road, and south of Lukens Lane) by (1) removing the residential component and restricting the option for mixed use up to 0.50 FAR on Map 110-1 ((17)) 1A, 1B, A1, B1, 2A, 25 and 25A and (2) adding a new base plan for residential use at 2-3 du/ac on Map 110-1 ((15)) (A) 2 and 3.

December 10 BRAC APR-08-IV-11MV – BRAC AREA PLANS REVIEW NOMINATION - nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 9.99 acres (located east of Richmond Highway and south of Cooper Road) by adding an option for mixed use up to 0.65 FAR with office, retail, and/or hotel uses with conditions. Map 109-2 ((2)) 5, 6A.

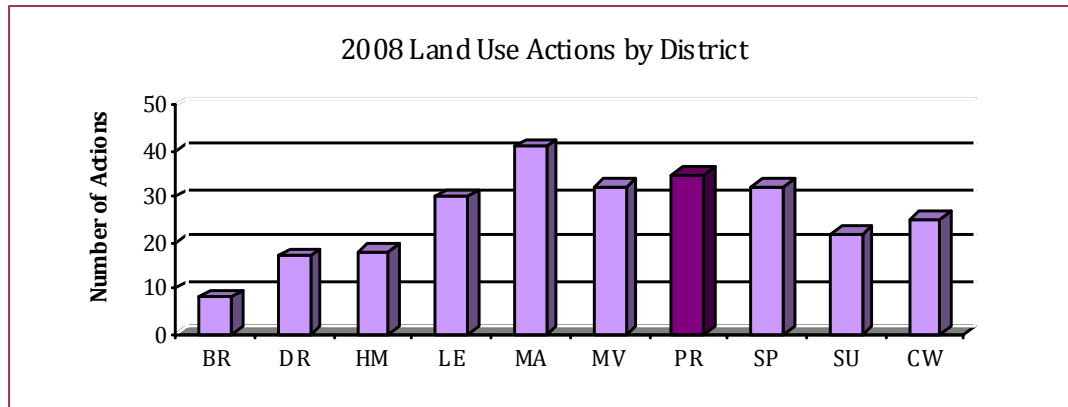
December 10 BRAC APR-08-IV-12MV – BRAC AREA PLANS REVIEW NOMINATION - nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 6.97 acres (located at the southwest corner of Richmond Highway and Sacramento Drive) by increasing the intensity of the planned retail use from up to .35 FAR to up to .50 FAR with an option for mixed use up to 1.5 FAR with office, retail, and hotel uses. Map 109-2 ((1)) 21B, 21C.

December 10 BRAC APR-08-IV-13MV – BRAC AREA PLANS REVIEW NOMINATION - nomination by Richard Neel, on behalf of the Southeast Fairfax Development Corporation, to amend the Comprehensive Plan for 11.36 acres (located west of Richmond Highway, south of Woodlawn Court, and north of Sacramento Drive) by adding an option for mixed use up to 0.70 FAR with office, retail, and hotel uses with conditions. Maps 109-2 ((1)) 23, 24 and 101-3 ((1)) 96.

December 11 FS-V08-84 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 170-foot tall monopole (with three equipment cabinets placed within the existing fenced equipment compound) located on the ground of the Lorton Elementary School at 8101 Lorton Road. Map 107-4 ((1)) 74.

2008 Providence District Actions

The 2008 Planning Commission took action on thirty-five land-use applications located in the Providence District. The Commission denied two applications and thirty-three items were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Items Denied

June 25 RZ 2006-PR-013 – WASHINGTON PROPERTY COMPANY LLC – to rezone 13.52 acres (located in the southwest quadrant of the Lee Highway/Nutley Street intersection and in the northwest quadrant of the Arlington Boulevard/Nutley Street intersection) from C-8, C-3 and C-6 to C-6 to permit four freestanding buildings on a 3.68-acre portion of the site to accommodate a drive-through financial institution, a drive-through pharmacy, an eating establishment, and retail uses. Map 48-4 ((1)) 12.

June 25 SE 2006-PR-005 – WASHINGTON PROPERTY COMPANY LLC – to permit a drive-in financial institution and a drive-through pharmacy on 3.68 acres (located at 9200 Arlington Boulevard) proposed to be rezoned from C-8, C-3 and C-6 to C-6. Map 48-4 ((1)) 12.

Items Approved

February 7 FS-P07-66 - FIBERTOWER – to co-locate five dish antennas on the penthouse roof and two equipment cabinet inside the penthouse of the existing office building located at 7799 Leesburg Pike. Map 39-2 ((1)) 47A.

March 26 PCA 91-W-023-03 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the proffers associated with the prior approval of the Fairfax County Public Safety Center (located on 47.30 acres in the southeast quadrant of the Chain Bridge Road/Main Street intersection in the City of Fairfax) to increase the gross floor area by 12,000 square foot to accommodate a two-story 11,992 square foot residential facility for twelve juveniles (Less Secure Shelter II). Map 57-4 ((1)) 14, 14A and 57-3 ((1)) 17.

March 26 FDPA 91-W-023-02 – FAIRFAX COUNTY BOARD OF SUPERVISORS – to amend the previously-approved final development plan for a 7.52-acre portion of the Public Safety Center, upon which the Juvenile Detention Center (JDC) is located, to reflect a two-story 11,992 square foot residential facility for twelve juveniles (Less Secure Shelter II), a multi-use court recreational area and a three temporary parking spaces at the northwest corner of the existing JDC building along Page Avenue in the southwest quadrant of the Route 123/Route 236 intersection within the City of Fairfax. Map 57-4 ((1)) part of 14.

March 27 5301-SP-017 – 2900 FAIRVIEW PARK DRIVE LLC – submission of the final building designs for two office buildings (one 10-story office building with 5-level parking structure and one

2008 Providence District Actions

3-story office building) to be located within Fairview Park at 2900 and 2920 Fairview Park Drive, pursuant to Development Condition #18 of FDPA 80-P-073-03-05 (previously approved by the Planning Commission on July 26, 2007) for comment prior to approval of site plan 5301-SP-017. Map 49-4 ((1)) 73A.

March 27 PCA 87-P-020-02 - OAKTON GROVE LLC AND DEBRA & SCOTT KNISLEY - the amend the proffers associated with the prior approval of RZ 87-P-020 in order to allow (1) construction of an addition to the existing dwelling on lot 15; and (2) to replace the existing dwelling with a new single-family detached dwelling on lot 16, both of which comprise a total of 1.45 acres located within the R-2 zoned Oakton Grove subdivision at the terminus of Powdermill Lane. Map 48-1 ((40)) 15, 16.

March 27 2232-P07-15 - ST. PHILIPS CATHOLIC CHURCH - to permit a temporary public library to be placed on a portion of the surface parking lot serving St. Philips Church located at 7500 St. Philips Court on 13.25 acres zoned R-4. Map 60-1 ((1)) 3.

March 27 SEA 90-P-031 - ST. PHILIPS CATHOLIC CHURCH - to permit a temporary public library to be placed on a portion of the surface parking lot serving St. Philips Church (located at 7500 St. Philips Court on 13.25 acres zoned R-4) for a time period of 18-24 months during the renovation of the Thomas Jefferson Library. Map 60-1 ((1)) 3.

April 30 FS-P07-52 - AIRBAND - to co-locate one dish antenna, four panel antennae, and one equipment cabinet on the roof of the existing 13-story office building located at 6402 Arlington Boulevard. Map 51-3 ((1)) 1E.

April 30 FS-P07-54 - VERIZON WIRELESS - to co-locate twelve panel antennae on the existing 324-foot tall lattice WMZQ Radio communication tower and one fenced equipment cabinet near the base of the tower located at 7330 Ronald Street. Map 50-1 ((12)) 2.

April 30 FS-P08-2 - FAIRFAX WATER - to relocate 4,500 linear feet of 24-inch water main and install 3,700 linear feet of 36-inch through 54-inch water main in VDOT right-of-way along Gallows Road and Lee Highway to accommodate widening of both roads at and near their intersection. Map 49-2, 49-3, 49-4 and 49-2 ((1)) 20B.

May 21 FS-P08-8 - SPRINT NEXTEL - to receive retroactive approval for the co-location of twelve panel antennae and two dish antennae on the existing 324-foot tall lattice WMZQ Radio communication tower with one equipment cabinet located within an existing onsite building near the base of the tower located at 7330 Ronald Street. Map 50-1 ((12)) 2.

May 21 FS-P08-19 - T-MOBILE - to co-locate nine flush-mounted panel antennae and three equipment cabinets on the roof of the existing 10-story Rotonda Condominium building located at 8350 Greensboro Drive. Map 29-3 ((17)) (1).

May 21 PCA 2005-PR-039 - DUNN LORING METRO, LLC - to amend the proffers associated with the prior approval of RZ 2005-PR-039 (for residential, retail and WMATA uses) by incorporating minor changes to the project design based on final engineering and site plan work, on 14.06 acres of the WMATA Dunn Loring Metro Station site located in the northwest quadrant of the Prosperity Avenue/Gallows Road intersection. Map 49-1 ((1)) 27A and 49-2 ((1)) 12A, 15A.

May 21 FDPA 2005-PR-039 - DUNN LORING METRO, LLC - to amend the previously-approved Final Development Plan to reflect minor changes to the project design for the residential, retail and WMATA uses (based on final engineering and site plan work) on 14.06 acres of the WMATA Dunn Loring Metro Station site located in the northwest quadrant of the Prosperity Avenue/Gallows Road intersection. Map 49-1 ((1)) 27A and 49-2 ((1)) 12A, 15A.

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May 21 PCA 88-P-030-02 – DUNN LORING METRO, LLC – to amend the proffers associated with the prior approval of RZ 88-P-030 and its subsequent proffer amendments by reconfiguring the 1.33-acre surface parking lot, located on the north side of Prosperity Avenue, west of its intersection with Gallows Road. Map 49-1 ((13)) 17A, 18A.

May 21 FDPA 88-P-030-02 – DUNN LORING METRO, LLC – to amend the previously-approved Final Development Plan by reflecting reconfiguration of the 1.33-acre surface parking lot, located on the north side of Prosperity Avenue, west of its intersection with Gallows Road. Map 49-1 ((13)) 17A, 18A.

June 12 PCA C-597-4 – JBG/TYCON 3 LLC & JBG/TYCON 2 LLC – to amend the proffers associated with the prior approval of C-597 and its subsequent amendments to the C-3 district (the 8.9-acre site of the existing Tycon II and Tycon III office buildings) to permit the addition of a 90-foot tall 173-room hotel and associated parking garage on a 4.9 acre portion of the site (currently used for surface parking) located in the southeast quadrant of the Howard Avenue/Boone Boulevard intersection. Map 39-1 ((6)) B1, 69A.

June 12 SE 2007-PR-014 - JBG/TYCON 3 LLC & JBG/TYCON 2 LLC – to permit a hotel on a 4.9-acre portion of the 8.9-acre property zoned C-3 and to approve an increase in building height for an existing office building (Tycon II) from 90 to 91 feet in height located at 8229 Boone Boulevard. Map 39-1 ((6)) 69A.

June 12 FS-P08-28 – VERIZON WIRELESS – to co-locate twelve panel antennae within a reconstructed section of an existing 75-foot tall church steeple and to place a screened equipment shelter on the ground near the side of the existing Oakton Church of the Brethren located at 10025 Courthouse Road. Map 47-2 ((1)) 117.

June 26 PCA 2004-PR-003 – ARLINGTON BOULEVARD CONSOLIDATION LLC – to amend the proffers and General Development Plan associated with the prior approval of RZ 2004-PR-003 to shift the location of Building A and associated seven-level parking garage from a setback of nine feet and four feet respectively from the western property line to abut the western property line on the 1.88 acre C-3 zoned site is located at the southwest quadrant of the Arlington Boulevard/William Drive intersection. Map 49-3 ((1)) 135 and 49-3 ((9)) part of 11A.

July 10 FS-P07-65 – T-MOBILE – to co-locate six panel antennae and three equipment cabinets on the roof of an existing office building located at 2071 Chain Bridge Road. Map 39-1 ((6)) 15.

September 18 PCA 92-P-001-05 – THE MITRE CORPORATION – to amend the proffers associated with the prior approval of RZ 92-P-001 and its subsequent amendments to allow 19.6 acres to be removed from the 128.63-acre West*Gate site in order to be the subject of a new proffered rezoning application for the addition of a fourth office building to the Mitre Corporation campus located at the southern terminus of Colshire Drive, south of Dolley Madison Boulevard and west of Anderson Road. Map 30-3 ((28)) 3A1, 4A3.

September 18 RZ 2008-PR-011 – THE MITRE CORPORATION – to rezone 19.6 acres (located at the southern terminus of Colshire Drive, south of Dolley Madison Boulevard and west of Anderson Road) from C-3 to C-3 to allow the property to be subject to a separate set of proffers for the construction of a fourth office building, six stories in height, on a portion of an existing surface parking lot within the Mitre Corporation campus. Map 30-3 ((28)) 3A1, 4A3.

September 24 FS-P08-70 – CRICKET COMMUNICATIONS – to co-locate up to eight flush-mounted antennas on the penthouse façade of the existing 236-foot tall Wachovia Building (with up to three

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equipment cabinets placed inside the penthouse structure) located at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

October 2 SEA 95-P-045 – AIRCELL LLC – to co-locate twelve flush-mounted panel antennas to the penthouse façade of the 221-foot tall Wachovia Towers office building, located at 1753 Pinnacle Drive in Tysons Corner, on 6.68 acres zoned C-4. Map 29-4 ((1)) 2.

October 16 FSA-P07-53-1 – AIRCELL LLC – to replace fifteen whip antennas with twelve flush-mounted panel antennas to the penthouse façade of the 221-foot tall Wachovia Towers office building, located at 1753 Pinnacle Drive in Tysons Corner, on 6.68 acres zoned C-4. Map 29-4 ((1)) 2.

October 22 CSP 2002-PR-016 – PARK CREST SPE PHASE 1, LLC – submission of the Comprehensive Sign Plan for the Park Crest mixed use development (located on 13.54 acres zoned PRM and located in the northwest quadrant of the Westpark Drive/Park Run Drive intersection) consisting of a corner identification monument sign, site identification signs, freestanding directional signs, building identification signs, and a sign package for the Harris Teeter grocery store. Map 29-4 ((7)) A6, A7, A8, A9.

November 6 SEA 2002-PR-035 – TRUSTEES OF OAKTON UNITED METHODIST CHURCH – to amend the Development Conditions associated with the prior approval of SE 2002-PR-035 to permit an increase in the maximum daily enrollment for the child care center/nursery school facility from 24 to 40 children and to permit a change in the hours of operation for the facility located on 1.82 acres zoned R-2 and C-6 at 2951 Chain Bridge Road within the Oakton United Methodist Church. Map 47-2 ((1)) 91.

November 20 FSA-52-1 – VERIZON WIRELESS – to amend the previously approved telecommunications facility by replacing nine existing antennas with twelve new antennas mounted on the existing Circle Towers office building located at 9411 Lee Highway. Map 48-4 ((1)) 3A1.

November 20 FSA-P07-35-1 – SPRINT NEXTEL – to amend the previously approved telecommunications facility by adding one dish antenna to the penthouse wall of the existing 10-story Rotonda residential building (with one new radio added to the existing equipment cabinet on the building rooftop) located at 8380 Greensboro Drive. Map 29-3 ((17)) (5).

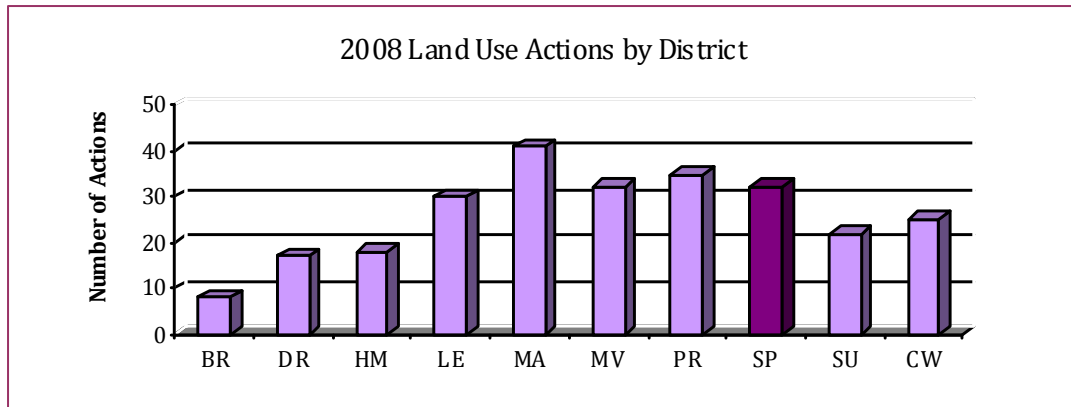
December 11 2232-P08-16 – AT&T MOBILITY – to construct a 20-foot addition to an existing 103-foot tall stadium light pole/monopole, to accommodate up to six wireless flush-mounted antennas with up to four fenced equipment cabinets placed at the base of the pole on the grounds of Oakton High School located at 2900 Sutton Road. Map 48-1 ((1)) 111.

December 11 FS-P08-53 – CRICKET COMMUNICATIONS – to co-locate eight flush-mounted cylindrical antennas and three equipment cabinets on the roof of the existing building located at 3211 Jermantown Road. Map 47-3 ((1)) 29B.

December 11 FS-P08-108 – T-MOBILE – to co-locate nine panel antennas on the roof of an existing 205-foot tall office building (with three equipment cabinets on the penthouse within a screened enclosure) located at 1800 Tysons Boulevard. Map 29-4 ((10)) 2A2.

2008 Springfield District Actions

The 2008 Planning Commission took action on thirty-two land-use applications located in the Springfield District, all of which were approved either wholly or in part. The applications are described below and listed by action date. Additional information on these Springfield District applications is available from the Planning Commission Office.



Items Approved

January 16 FS-S07-47 – VERIZON WIRELESS – to co-locate twelve panel antennae on an existing Dominion Virginia Power 112-foot tall transmission tower, with one equipment cabinet to be placed within a fenced equipment compound at the base of the tower, which is located at the intersection of Lee Chapel Road and the Fairfax County Parkway. Map 88-3 ((3)) H.

January 23 CSPA 93-Y-044-2 – FL PROMENADE L.P. – to amend the signage plan approved previously for Building #4 within the 5.98-acre Fair Lakes Promenade Shopping Center (zoned PDC and located in the southwest quadrant of the Fair Lakes Parkway/Monument Drive intersection) to permit the colors blue, white and orange to be used on signage for the 4,100 square foot PNC Bank building that will be constructed to replace the existing vacant building (formerly Tia’s Restaurant). Map 56-1 ((18)) 2, 3, and part of parcel 1.

February 7 PCA 2004-SP-036 – SE W. AN – to amend the proffers associated with the prior approval of RZ 2004-SP-036 (which rezoned 1.01 acres, located on the east side of Lee Chapel Road directly opposite Iron Master Drive, to R-2 for two single-family detached residences) by extending the area originally designated as Outlot A and Outlot B from the rear property line westward into the rear yard since the applicant installed sewer lines in the middle of the two original outlots that were to remain as undisturbed open space in violation of the tree preservation and landscaping sections of the approved proffers. Map 88-1 ((1)) 28.

February 7 PCA 82-P-069-18 – FAIR LAKES CENTER ASSOCIATES – to amend the proffers associated with the prior approval of the 76.82-acre Land Bay IV-A development within the 660-acre Fair Lakes retail center (located on the south side of Fair Lakes Parkway east of Fair Lakes Circle) by permitting 125,000 square feet of additional retail use and 112,000 square feet of office use on a 13.96-acre portion of the Land Bay IV-A site and establishing specific proffers related to the Land Bay IV-A uses. Map 55-2 ((4)) 12, 16, 19, 26A.

February 7 CDPA 82-P-069-05-01 – FAIR LAKES CENTER ASSOCIATES - to amend the previously-approved conceptual development plan for a 13.96-acre portion of Land Bay IV-A of the Fair Lakes retail center by reflecting additional retail and office uses on the site which is located on the south side of Fair Lakes Parkway east of Fair Lakes Circle. Map 55-2 ((4)) 12, 16, 19, 26A.

2008 Springfield District Actions

February 7 FDPA 82-P-069-13-10 – FAIR LAKES CENTER ASSOCIATES - to amend the proffers associated with the previously-approved final development plan for Land Bays IV-A and IV-B within the Fair Lakes retail center by reflecting construction of a new building (with a maximum of 7-stories above grade) with up to four levels of structured parking to accommodate 125,000 gross square feet of retail uses and 112,000 gross square feet of office uses in two separate office buildings with a pedestrian plaza and outdoor seating on a 13.96-acre portion of the 76.82 acres designated as Land Bay IV-A within the Fair Lakes retail center (located on the south side of Fair Lakes Parkway east of Fair Lakes Circle). Map 55-2 ((4)) 12, 16, 19, 26A.

February 13 SEA 81-S-053 – VIRGINIA ELECTRIC & POWER COMPANY – to amend the previously-approved application by allowing a third electrical transformer on the site of an existing 10-acre compound located at 13100 Moore Road and containing two electrical transformers owned and operated by Virginia Electric & Power Company (Dominion Power) as well as petroleum pumping station facilities owned and operated by Colonial Pipeline. Map 55-3 ((1)) 31A.

February 13 2232-S07-10 – VIRGINIA ELECTRIC & POWER COMPANY – to permit the addition of a third electrical transformer (to improve service for Fairfax County residents in the area and to supply power to the Fairfax County Public Safety & Transportation Operations Center) within an existing electric power substation compound located at 13100 Moore Road on a 10-acre parcel owned by Colonial Pipeline Company and also developed with a petroleum pump station. Map 55-3 ((1)) 31A.

February 13 CSP 84-P-007 – THOMAS PROPERTIES GROUP – submission of a Comprehensive Signage Plan depicting the location, description and style of three freestanding signs (one tenant identification sign, one building identification sign, and one directional sign) for two 11-story office buildings (Centrepointe I and Centrepointe II) located in the northeast quadrant of the West Ox Road/Legato Road intersection on 6.73 acres zoned PDC. Map 46-3 ((1)) 41B, 41C.

February 20 AF 2007-SP-002 – ROBERT & DEBORAH KEENER – to establish the Keener Local Agricultural & Forestal District for an eight-year term on 22.73 acres (comprised predominantly of oak forest) zoned R-C and located at 6510 Megills Crossing Way. Map 66-2 ((1)) 29, 30 and ((2)) 26.

March 5 2232-S07-4 – T-MOBILE NORTHEAST LLC, NORTHERN VIRGINIA ELECTRIC COOPERATIVE, SMARTPOLE INC., & NEW CINGULAR WIRELESS PCS – to permit a 140-foot tall telecommunications tree monopole, designed to accommodate seven telecommunications service providers, with a fenced equipment compound located in the northern portion of the existing surface parking area on the 4.81-acre site of an existing electric substation located at 12700 Popes Head Road. Map 66-4 ((1)) 1.

March 5 SEA 89-S-072 – T-MOBILE NORTHEAST LLC, NORTHERN VIRGINIA ELECTRIC COOPERATIVE, SMARTPOLE INC., & NEW CINGULAR WIRELESS PCS – to amend the previously-approved application (approved in 1990 for an electric substation) to permit the addition of a 140-foot tall telecommunications tree monopole and associated equipment cabinets on 4.81 acres zoned R-C located at 12700 Popes Head Road. Map 66-4 ((3)) 1.

March 27 FSA-S06-21-1 – FIBERTOWER – to amend the previously-approved telecommunications facility by permitting the addition of 13 dish antennae on an existing 305-foot tall lattice tower (at elevations between 120 and 180 feet) with one additional equipment cabinet placed within the existing fenced equipment shelter near the base of the tower located at 4618 West Ox Road. Map 56-1 ((1)) 2.

April 30 FS-S08-15 – FIBERTOWER – to co-locate two dish antennae on an existing 175-foot tall monopole and one equipment cabinet within the existing fenced equipment compound near the base of the monopole at 12111 Braddock Road. Map 67-1 ((1)) 35.

2008 Springfield District Actions

June 25 FS-S08-10 – VERIZON WIRELESS – to co-locate twelve panel antennae on an existing 130-foot tall monopole/stadium light pole and six equipment cabinets beneath the existing stadium bleachers within a fenced equipment compound on the ground of the Chantilly High School stadium at 4201 Stringfellow Road. Map 45-1 ((1)) 9.

June 25 FS-S08-13 – FIBERTOWER –to co-locate two dish antennae on an existing 175-foot tall monopole, with one equipment cabinet placed near the base of the monopole within an existing fenced compound, located at 9501 Old Burke Lake Road on the site of the Burke Volunteer Fire Department. Map 78-1 ((1)) 23.

June 25 FS-S08-27 – FIBERTOWER – to co-locate two dish antennae on an existing 250-foot tall lattice telecommunications tower, with one equipment cabinet placed near the base of the monopole within an existing fenced compound, located at 11209 Fairfax Station Road. Map 77-1 ((1)) 1.

June 26 FS-S08-5 – T-MOBILE – to co-locate nine panel antennae on an existing 106-foot tall Dominion Virginia Power utility transmission pole with three equipment cabinets placed on the ground within a fenced board-on-board compound at the base of the pole located at 13973 Balmoral Greens Avenue. Map 74-2 ((5)) B1.

July 31 FS-S08-25 – FIBERTOWER – to co-locate three dish antennae on an existing 150-foot tall monopole, with one equipment cabinet placed in the existing fenced equipment compound near the base of the monopole, located at 4643 West Ox Road. Map 56-1 ((13)) 4.

September 11 SE 2008-SP-015 – SUNTRUST BANK, INC. – to construct a financial institution with two drive-through lanes on 23,043 square feet of land zoned C-6 (on the site of the vacant one-story building formerly a Pizza Hut restaurant) within the Greenbriar Shopping Center at 13035 B Lee Jackson Memorial Highway. Map 45-1 ((1)) 10C.

September 11 SE 2008-SP-014 – LITTLE ACORN PATCH LTD. – to approve the continued use of the Little Acorn Patch child care center (the use of which expired) with a maximum daily enrollment of 89 students ages 2 through 12 in the existing structure located within the West Springfield Center neighborhood shopping center on 6.89 acres zoned C-6 at 6226 Rolling Road. Map 79-3 ((4)) 42, 43.

September 25 AR 83-S-007-03 – MARY, VICTORIA & GIFFORD HAMPSHIRE – to renew the Hampshire Local Agricultural and Forestal District, located on 25.0 acres zoned R-C at 6301 and 6295 Newman Road, for a fourth eight-year period, to continue forest conservation and agricultural use. Map 76-1 ((1)) 1Z, 26Z.

October 16 AR 83-S-008-03 – CAROL MATTUSCH & RICHARD MASON – to review the Popes Head Local Agricultural and Forestal District, located on 31.87 acres at 12301 Fairfax Station Road, for a fourth 8-year term to continue preservation of a conservation area (two-thirds of the site) consisting of mature hardwood and pine forests as well as pasture (one-third of the site) for resident horses. Map 76-3 ((1)) 4Z, 24Z.

November 6 FS-S08-73 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 120-foot tall monopole located at the Springvale Swim Club, with three equipment cabinets placed within the existing fenced equipment compound at the base of the monopole located at 7008 Elkton Drive. Map 89-4 ((4)) A.

November 6 FS-S08-64 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 175-foot tall monopole located at the Burke Volunteer Fire Department, with three equipment cabinets placed within the existing fenced equipment compound at the base of the monopole, located at 9501 Old Burke Lake Road. Map 78-1 ((1)) 23.

2008 Springfield District Actions

November 6 FS-S08-68 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 145-foot tall monopole located at 5755 Revercomb Court, with three equipment cabinets placed within the existing fenced equipment compound at the base of the monopole. Map 67-4 ((1)) 22A.

November 6 FS-S08-85 – CRICKET COMMUNICATIONS – to co-locate three cylindrical flush-mounted antennas on the roof of the existing building located at 4035 Ridge Top Road, with two equipment cabinets placed inside the penthouse. Map 56-2 ((1)) 36.

November 6 FS-S08-71 – CRICKET COMMUNICATIONS – to co-locate eight cylindrical antennas on the existing 310-foot tower located on the site of the Fairfax County Landfill at 4618 West Ox Road, with three equipment cabinets placed within the existing fenced equipment compound near the base of the tower. Map 56-1 ((1)) 2.

November 6 FS-S08-51 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted cylindrical antennas on the existing 175-foot monopole located at the Mott Community Center, with three equipment cabinets placed on the ground within a fenced equipment compound at the base of the monopole located at 12111 Braddock Road. Map 67-1 ((1)) 35.

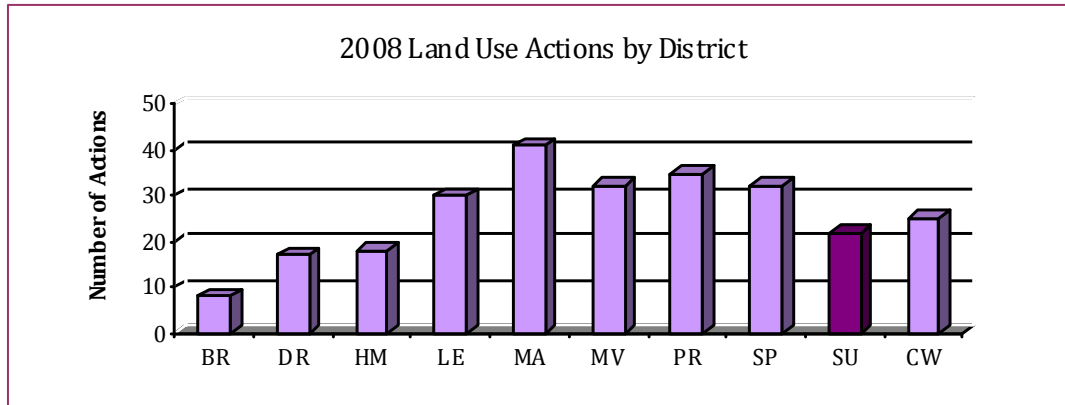
November 6 FS-S08-88 – CRICKET COMMUNICATIONS – to co-locate four cylindrical antennas on the existing 130-foot tall monopole/stadium light pole located on an athletic field at Chantilly High School, with two equipment cabinets placed within the existing fenced equipment compound at the base of the monopole located at 4201 Stringfellow Road. Map 45-1 ((1)) 9A.

November 6 FS-S08-48 – CRICKET COMMUNICATIONS – to co-locate three panel antennas on the existing 495-foot tall guyed tower located at 6199 Old Arrington Lane, with two equipment cabinets placed within the existing fenced equipment compound at the base of the tower. Map 77-3 ((1)) 1A.

December 4 FSA-S03-3-1 – SPRINT NEXTEL – to amend the previously-approved telecommunications facility by permitting the addition of one 13-inch diameter dish antenna to the façade of the existing 106-foot tall office building located at 4035 Ridge Top Road. Map 56-2 ((1)) 36.

2008 Sully District Actions

In 2008, Planning Commission took action on twenty-two land-use applications located in the Sully District, all of which were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



Items Approved

February 13 SE 2007-SU-012 – PATRICE E. MCGINN – to permit a waiver of the minimum lot width requirement in order for a 2.0 acre lot (located on 2.0 acres zoned R-1 at 11928 Waples Mill Road) to be subdivided into two lots with widths of 100 feet and 101 feet. Map 46-1 ((1)) 32.

March 27 SE 2007-SU-033 – ENTERPRISE LEASING COMPANY – to permit a vehicle rental establishment to be located at 5948 Centreville Crest Lane in an existing unit of the within the existing Centreville Square Shopping Center located in the southwest quadrant of the intersection of Route 28 and Route 29. Map 54-4 ((1)) part of 117.

April 9 CSP 91-Y-010 – COMMERCE BANK – submission of a Comprehensive Signage Plan depicting the location, description and style of two monument signs proposed to identify the Centre Ridge Marketplace shopping center (located on a 14.23-acre portion of Land Bay 11B within the 448.8-acre Centre Ridge development) zoned PDC and situated in the southeast quadrant of the Centreville Drive/Machen Road intersection. Map 65-1 ((10)) 3, 6-10, 10C.

April 30 PCA 74-2-150 – BO HWAN SUK, SUN OK SUK & FAIRFAX COUNTY PARK AUTHORITY – to delete a 1.07-acre portion of land from the property of RZ 74-2-150 to enable the Park Authority to exchange a 1.0-acre portion of parcel K (currently owned by the Park Authority) with parcel 81 (currently owned by the Suks) to permit parcel 81 to be incorporated into Old Centreville Road Park, located south of the Braddock Road/Old Centreville Road intersection. Map 54-4 ((8)) (6) part of K.

April 30 RZ 2007-SU-014 – BO HWAN SUK, SUN OK SUK & FAIRFAX COUNTY PARK AUTHORITY – to rezone parcels 81, 82 and part of K from R-1 to R-5, R-1 to C-3 and R-5 to C-3, respectively (as a result of the land exchange described in PCA 74-2-150) to enable parcel 81 to be incorporated into the Old Centreville Road Park and parcels 82 and part of K to be developed with an 3-story office building, located south of the Braddock Road/Old Centreville Road intersection. Map 54-4 ((8)) (6) part of K and 54-4 ((1)) 81, 82.

June 11 FS-Y08-9 – VERIZON – to co-locate twelve panel antennae on an existing 125-foot tall Dominion Virginia Power transmission tower and one equipment cabinet within a fenced equipment compound near the base of the tower at 6700 Centreville Road. Map 65-3 ((1)) 14.

2008 Sully District Actions

June 11 FSA-Y99-29-2 – SPRINT NEXTEL – to replace nine of the existing twelve antennae located on the existing 108-foot tall monopole and add two equipment cabinets within the existing fenced equipment compound located near the base of the monopole at 2750 Towerview Road. Map 24-2 ((1)) 12C.

June 26 FS-Y08-16 – FIBERTOWER – to co-locate one dish antenna on an existing 55-foot tall monopole, with one equipment cabinet placed on the ground near the base of the monopole within an existing chain link fenced compound, located at 3725 Stonecroft Boulevard. Map 34-1 ((1)) 5.

June 26 2232-Y07-16 – UPPER OCCOQUAN SEWAGE AUTHORITY – to replace 25,000 linear feet of existing gravity sewer line with new, larger diameter, corrosion-resistant gravity sewer pipe between Old Lee Road to the north and Compton Road, Cub Run Road and I-66 to the south (95% of the project is located on Fairfax County Park Authority property within the Cub Run Stream Valley Park) to accommodate growth in the UOSA sewer service area that was not anticipated 30 years ago. Maps 43-2, 43-4, 53-2, 53-4, 64-2.

July 10 SE 2008-SU-001 – JAI HOTELS LLC – to permit a 5-story 105-unit hotel with 116 parking spaces (Fairbrook Hotel) on 5.2 acres zoned I-3 located at 14530 Lee Road. Map 34-3 ((1)) 22.

July 31 FS-Y08-32 – AT&T MOBILITY – to co-locate nine panel antennas on an existing 100-foot tall utility transmission pole, with four equipment cabinets within a board-on-board fence, located at 13630 Bellerose Drive. Map 34-4 ((19)) Z.

July 31 FS-Y08-35 – T-MOBILE – to co-locate nine panel antennas on an existing 150-foot tall monopole with three equipment cabinets placed on the ground near the base of the pole located in the northwest cloverleaf of I-66 and Route 28. Map 54-4.

September 24 FS-Y08-36 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to renovate and expand the existing Fair Oaks Police and Fire/Rescue Station (to include a vehicle prep bay, office and support space, exercise room with locker rooms, women's bunk room and locker area, and extension of an apparatus bay and equipment areas) located at 12300 Lee Jackson Memorial Highway. Map 46-3 ((1)) 13A.

October 16 PCA 2004-SU-028 – PENSKE AUTOMOTIVE GROUP, INC. – to amend the proffers associated with the prior approval of RZ 2004-SU-028 by removing 9.26 acres (located at the southwest quadrant of the Stonecroft Boulevard/Stonecroft Center Court intersection) from the 26.77 acre site zoned C-8 in order to split an approved vehicle sales establishment into two separate vehicle sales establishments with one of the two buildings containing a car wash. Map 33-4 ((1)) 3B.

October 16 SEA 2004-SU-027 – PENSKE AUTOMOTIVE GROUP, INC. – to permit two vehicle sales, rental and ancillary service establishments on 9.26 acres zoned C-8 (one building containing a car wash) within the Stonecroft Business Park located in the southwest quadrant of the Stonecroft Boulevard/Stonecroft Center Court intersection. Map 33-4 ((1)) 3B.

October 22 FS-Y08-41 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 193-foot tall monopole (with three equipment cabinets placed within the existing fenced equipment compound) located on the grounds of the Bull Run Regional Park at 7400T Ordway Road. Map 73-2 ((1)) 3.

October 22 FS-Y08-44 – CRICKET COMMUNICATIONS – to co-locate three cylindrical antennas on an existing 130-foot tall monopole (with one equipment cabinet placed within the existing fenced equipment compound) located within the Brookfield Corporate Center at 4511 Daly Drive. Map 44-1 ((3)) 13.

2008 Sully District Actions

October 22 FS-Y08-54 - CRICKET COMMUNICATIONS - to co-locate six cylindrical flush-mounted antennas to the side of the existing 66-foot tall Hampton Inn hotel (with three equipment cabinets placed on the roof) located at 4050 Westfax Drive. Map 34-3 ((9)) 1.

October 22 FS-Y08-69 - CRICKET COMMUNICATIONS - to co-locate eight cylindrical antennas on the existing 150-foot tall monopole (with three equipment cabinets placed within the existing fenced equipment compound) located in the northwest cloverleaf of I-66 and Route 28. Map 54-4.

November 6 FS-Y08-102 - AT&T WIRELESS - to co-locate twelve panel antennas on an existing 144-foot tall Dominion Virginia Power utility distribution tower, with seven equipment cabinets to be placed within a fenced equipment compound at the base of the tower, located near the 100 block of Bay Valley Lane. Map 65-4 ((6)) A1.

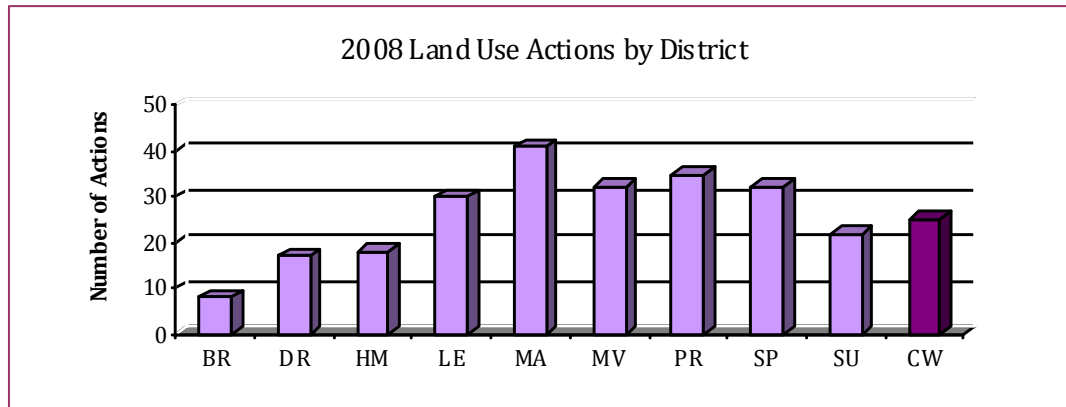
November 6 FS-Y08-104 - T-MOBILE - to co-locate nine panel antennas on the roof of the existing 58.8-foot tall building (with three equipment cabinets placed within a penthouse enclosure) located at 14631 Lee Highway. Map 54-3 ((30B)) 104.

December 4 FS-Y08-113 - VERIZON WIRELESS - to co-locate twelve panel antennas on an existing 123-foot tall Fairfax Water Storage Tank, with one equipment cabinet (screened by vegetation) placed on the ground near the base of the tank, located at 3663 West Ox Road. Map 46-1 ((1)) 6A.



2008 Countywide Actions

The 2008 Planning Commission took action on twenty-five Countywide land-use related applications. One item was denied and the remaining twenty-four items were approved, either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office.



Item Denied

March 5 FS-MD07-38 – FAIRFAX WATER – to install 14,885 linear feet of 24-inch through 54-inch diameter replacement water main and associated appurtenances (along I-495 between Braddock Road and Chain Bridge Road) necessitated by the future widening of I-495 to accommodate High Occupancy Toll Lanes, sound barriers, drainage structures, and bridge and interchange improvements. Various parcels on Maps 29-4, 39-2, 49-4, 59-2, 59-4, 70-2, 70-4

Items Approved

January 24 CODE AMENDMENT – to amend the Zoning Ordinance by (1) replacing all references to "drive-in banks" with references to "drive-in financial institutions", (2) replacing all references to "unmanned bank teller machines" with references to "automated teller machines", and (3) deleting the use limitation prohibiting automated teller machines in the C-1 District.

January 24 COMPOSITION OF THE BRAC/FORT BELVOIR AREA PLANS REVIEW TASK FORCE – consideration of the recommendation of the Planning Commission's BRAC/Fort Belvoir Committee that the BRAC/Fort Belvoir Area Plans Review Task Force be composed of 18 members appointed by the appropriate District Supervisor and Board Chairman as follows: five members from the Lee District, five members from the Mount Vernon District, five members from the Springfield, and three At-Large members appointed by the Board Chairman.

February 7 CODE AMENDMENT – to amend the Zoning Ordinance by revising the landfill, mixed waste reclamation facility, recycling center, and solid waste definitions in order to align the definitions with terminology contained in Chapter 109.1 (Solid Waste Management) of the County Code.

February 13 S07-CW-4CP – POLICY PLAN AMENDMENT –to strengthen policy related to the protection and restoration of stream buffers in areas upstream of Resource Protection Areas and floodplains by the addition of text (under Policy K of Objective 2) to the Environment Section of the Policy Plan volume of the Comprehensive Plan (modified Option 1 of the proposed amendment) to read as follows: "In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater

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management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.”

February 20 CODE AMENDMENT – to amend the Zoning Ordinance by updating Appendix 8 (Listing of Roadways by Functional Classification Exclusive of Collectors and Local Streets) to reflect the functional roadway classifications adopted by the Board of Supervisors under Plan Amendment S01-CW-17CP.

February 27 2008 ZONING ORDINANCE AMENDMENT WORK PROGRAM – review of the 2008 Zoning Ordinance Amendment Work Program, submitted by the Zoning Administration Branch of the Department of Planning & Zoning, consisting of a prioritized list of pending proposed amendments to the Zoning Ordinance as follows: 28 Priority 1 items and 73 Priority 2 items.

March 19 CODE AMENDMENT – to amend the Zoning Ordinance to revise the definition of “WMATA non-rail transit facilities” to the more inclusive term of “regional non-trail transit facilities” in order to allow for the possibility that a regional non-rail transit system owned or operated by an entity different from WMATA could be proposed in the future.

March 26 CODE AMENDMENTS – to amend the Public Facilities Manual (PFM), Subdivision Ordinance, and the Zoning Ordinance concerning trash and recycling, high density polyethylene pipe and inspection requirements for storm drain pipe, shared utility easements, services drives, and editorial changes, as follows: (1) amend Sect. 17-106 of the Zoning Ordinance and Sections 10-0300 and 10-0400 of the Public Facilities Manual to (a) ensure that site plans submitted after July 10, 2007 provide adequate facilities (either on site or within the proposed building) for the collection and storage of trash and recycling, (b) to incorporate standards related to the size and location of trash and recycling storage containers (to avoid conflicts with open space areas, tree save areas, floodplain areas, and Resource Protection Areas), and (c) to set forth standards for the provision of adequate accessibility to storage areas for collection vehicles, health inspectors and building tenants; (2) allow for the use of smooth wall HDPE storm drain pipe with watertight connections in sizes up to 48 inches in diameter in residential developments and to establish material and installation requirements for HDPE storm drain pipe; (3) to revise the Subdivision Ordinance to eliminate the requirement that shared utility easements be conveyed by reference on the final subdivision plat to an easement agreement recorded in the land records of the County and to eliminate the requirement that developers notify the participating utility company that a construction plan or final subdivision plate depicting a shared utility easement has been submitted to the County; and, to revise Section 2-0403.3 of the PFM to include a provision requesting that developers work with utility companies early in the design process to encourage the placement of electric, cable, telephone and gas facilities within shared utility easements; (4) to revise Section 7-01-4 of the PFM and Article 20 of the Zoning Ordinance to restore the prior definition of primary highways which only included roads identified by VDOT as primary highways bearing a route number less than 600 in order to eliminate any confusion regarding the need for a services drive along the Fairfax County Parkway; and (5) to update table 6.31 and plate 81-6 of the PFM to make the values match the values in the source material.

March 27 CAPITAL IMPROVEMENT PROGRAM – review of the Capital Improvement Program for FY 2009-FY 2013, with Future Fiscal Years to 2018, in order to plan for immediate (within one year), near term (within two to three years), long term (within four to five years), and future (anticipated but not scheduled) projects involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services in the following seven functional areas: (1) public schools, to include new construction, renovation and building additions; (2) parks, (3) community improvements, (4) public safety and court facilities, (5) government facilities; (6) utility services, and (7) transportation and pedestrian initiatives.

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April 17 CODE AMENDMENT – to amend the Zoning Ordinance and Subdivision Ordinance to reflect a fee increase for Fire Marshal review and inspection of site plans and subdivision plans from \$96 to \$128 per hour per reviewer or inspector.

April 30 CODE AMENDMENT – to amend the Zoning Ordinance to permit advertising on County-owned public transit passenger shelters located outside of a VDOT right-of-way, as permitted by Sect. 33.1-355 of the *Code of Virginia* and as set forth in the policy document adopted by the Board of Supervisors in 2007 entitled ‘Guidelines for Advertising on Fairfax County Bus Shelters’.

April 30 SCREENING OF 2008 BRAC-RELATED AREA PLANS REVIEW NOMINATIONS – review of 37 nominations to amend the Comprehensive Plan for land located within the boundary of the BRAC study area to determine whether the nominations met the submission requirements and warranted review by the BRAC Task Force and public hearing by the Planning Commission.

May 1 2232-MD08-5 – FAIRFAX WATER – to relocate and replace approximately 14,885 linear feet of existing water main to existing or new Fairfax Water easements along Interstate 495 (Capital Beltway) in the Annandale, Merrifield, and Tysons Corner areas necessitated by widening of the Capital Beltway to accommodate two new High Occupancy Toll lanes in each direction, sound barriers, drainage structures, and bridge and interchange improvements. Various parcels on Maps 29-4, 39-2, 49-4, 59-2, 59-4, 70-2, 70-4.

May 1 S07-CW-T1 – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan by incorporating references to the Hunter Mill Road Traffic Calming Study under the Transportation section of the following Community Planning Sectors in Area II and Area III: Fox Lake, Piney Branch, Hickory, and Reston.

June 26 CODE AMENDMENT –to amend Sect. 18-110 of the Zoning Ordinance (in accordance with the change adopted by the General Assembly to Sect. 15.2-107 of the Code of Virginia) to eliminate the provision that 14 days must elapse since the last public notice before an amendment that imposes or increases levies and fees can be adopted so that the notice time limits parallel those for non-levy and fee related amendments (which require two notices published not more than 21 days nor less than six days prior to the public hearing, with at least six days between notices).

June 26 CODE AMENDMENT – to replace all references to Title 63.1, Chapter 10, and Sect. 63.1-196 in the Zoning Ordinance with Title 63.2, Chapter 17, due to the recodification of the *Code of Virginia*.

July 31 S07-CW-6CP – POLICY PLAN AMENDMENT – to amend the Policy Plan volume of the Comprehensive Plan by (1) adding a definition of “universal design” to the Glossary; (2) adding a new policy to the Land Use Section to encourage universal design in the development of housing and communities in Fairfax county; (3) adding a new policy to the Housing Section to encourage universal design in the development of affordable housing; and (4) amending an existing policy in the Housing Section to encourage universally designed affordable units in all major housing rehabilitation efforts.

September 18 CODE AMENDMENT – to amend the map of the Chesapeake Bay Preservation Areas (Chapter 118, Chesapeake Bay Preservation Ordinance) to revise the Resource Protection Area boundaries for tax maps 47-2 and 110-1, respectively, as follows: (1) to designate an unnamed tributary of Difficult Run (near 2816 Hunter Mill Road) as a perennial stream; and (2) correct the location of a stream segment near the intersection of Adrienne Drive and Old Mill Road and remove the RPA from over the top of the piped segment of the stream.

September 18 CODE AMENDMENT – to amend Article 18 of the Zoning Ordinance to allow (1) zoning violations for which civil penalties total \$5,000 or more to be prosecuted as a criminal

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misdemeanor; and (2) to prescribe an appeal period of less than the current 30-day appeal period, but not less than ten days, for the following violations: occupancy of a dwelling unit' parking of inoperative motor vehicles that are not kept within a completely enclosed building or screened or shielded from view; parking of commercial vehicles in residential districts; parking of commercial vehicles in residential districts; parking of vehicles on an unpaved area in the front yard of a single family dwelling in the R-1, R-2, R-3 and R-4 Districts; erection of prohibited signs on private property; and erection, alteration, refacing or relocation of signs on private property without a sign permit.

September 25 2008 NORTH COUNTY AREA PLANS REVIEW SCREENING – preliminary review of the nominations submitted under the 2008 North County Area Plans Review process to amend the Comprehensive Plan for the Dranesville, Hunter Mill, Providence and Sully Districts, to determine whether the nominations meet the established submission requirements and warrant review by the APR Task Forces and public hearing by the Planning Commission.

September 25 PROPOSED TELECOMMUNICATIONS AMENDMENTS TO THE COMPREHENSIVE PLAN & ZONING ORDINANCE – recommendation from the Commission's Policy & Procedures Committee that the Board of Supervisors be requested to authorize advertisement of amendments to the Zoning Ordinance and Comprehensive Plan concerning revisions to the mobile and land-based telecommunications facility regulations, as recommended by the Telecommunications Advisory Group, with two modifications: (1) require building of a certain height to be designed to accommodate the future installation of solar panels, wind turbines, and other alternative energy techniques, and (2) include a broad range of options as part of the advertisement.

October 2 CODE AMENDMENTS - to amend the Public Facilities Manual and the Code of the County of Fairfax, Virginia as follows: (a) add a new Chapter 122 (Tree Conservation Ordinance) Amendments creating new Chapter 122 (Tree Conservation Ordinance) to establish tree conservation provisions during the land development process that emphasize the preservation of existing tree canopy where the canopy meets specified standards for health and structural conditions and where it is feasible to do so within the framework of design standards and densities allowed by the Zoning Ordinance and to provide for the planting of new trees to meet the required percentages where it is not feasible to preserve existing tree canopy; (b) revise Chapter 101 (Subdivision Ordinance) by deleting the existing tree cover requirements and incorporating the new requirements of Chapter 122 by reference, adding references to the PFM requirements related to tree conservation, and making minor editorial changes.; (c) revise Chapter 104 (Erosion and Sedimentation Control Ordinance) by deleting references to the existing tree cover requirements and incorporating the new requirements of Chapter 122 by reference, adding references to the PFM requirements related to tree conservation, and making minor editorial changes; (d) revise Chapter 112 (Zoning Ordinance) by deleting the existing tree cover requirements and incorporating the new requirements of Chapter 122 by reference, adding references to the PFM requirements related to tree conservation, revising the landscaping and screening requirements, adding a purpose and intent statement for transitional screening and barriers and parking lot landscaping, and making minor editorial changes; (e) revise Chapter 120 (Tree Conservation Ordinance) by renaming the chapter the "Heritage, Specimen, Memorial, and Street Tree Ordinance"; and (f) revise the Public Facilities Manual by deleting Chapter 12 (Vegetation Preservation and Planting) in its entirety and replacing it with a new Chapter 12 (Tree Conservation) and making editorial changes to Chapters 2, 6, and 11.

October 22 CODE AMENDMENT (rehearing) - to amend Article 18 of the Zoning Ordinance to allow (1) zoning violations for which civil penalties total \$5,000 or more to be prosecuted as a criminal misdemeanor; and (2) to prescribe an appeal period of less than the current 30-day appeal period, but not less than ten days, for the following violations: occupancy of a dwelling unit' parking of inoperative motor vehicles that are not kept within a completely enclosed building or screened or shielded from view; parking of commercial vehicles in residential districts; parking of commercial vehicles in residential districts; parking of vehicles on an unpaved area in the front yard of a single

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family dwelling in the R-1, R-2, R-3 and R-4 Districts; erection of prohibited signs on private property; and erection, alteration, re-facing or relocation of signs on private property without a sign permit.

December 4 S97-CW-5CP - POLICY PLAN AMENDMENT - to amend the Heritage Resources sections of the four Area Plan volumes of the Comprehensive Plan by revising the language in the Overview and Heritage Resources sections of the Area Plans to (1) change site names to reconcile naming inconsistencies by using the site naming convention of the National Register of Historic Places; (2) add a definition for heritage resources in the glossary; (3) update the language in the Area Plans related to heritage resources to reflect changes that have taken place; (4) update the Inventory of Historic Sites tables in the district-wide recommendation section of each planning district; (5) revise the language in the heritage resource sections of the planning districts and community planning sectors to reflect the objectives and policies stipulated in the Heritage Resources section of the Policy Plan for identification, recordation, and protection and preservation where feasible, including recognition of individual sites in the plan text; and (6) update the language describing historic overlay districts in the heritage resource sections of the planning sectors by citing the applicable section of the Zoning Ordinance for each district.



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