

October 2020

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Land Use Process Review Committee zMOD Discussion 7:30 p.m.	2	3
4	5	6	7 PC Meeting View Agenda	8 Housing Committee Affordable Housing 7:30 p.m.	9	10
11	12	13	14 PC Meeting View Agenda	15 Environment Committee 7:30 p.m.	16	17
18	19	20	21 PC Meeting View Agenda	22 Land Use Process Review Committee zMOD Discussion 7:30 p.m.	23	24
25	26	27	28 PC Meeting View Agenda	29	30	31

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
 12000 Government Center Parkway, Fairfax, VA 22035
 All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

Posted: 10/8/20
Revised: 10/8/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 7, 2020
Meeting Starts at 7:30 p.m.

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
PFM Project Phase 2 Update <i>Countywide</i>	PUBLIC FACILITIES MANUAL PROJECT PHASE 2 UPDATE – The proposed amendments to the Fairfax County Public Facilities Manual (PFM) are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of the County’s land development review process. The amendments primarily focus on technical issues. Overall, the amendments are necessary to incorporate flexibility and innovation into the PFM while updating the PFM to align it with specific requirements set forth in the <i>Virginia Code</i> , the County Code, and other County documents, such as the Comprehensive Plan, the Countywide Trails Plan, and the Urban Design Guidelines. Specific amendments incorporate the Urban Design Guidelines for proposed development proposals located in Commercial Revitalization Districts and Areas and Mixed-Use Centers into the PFM; incorporate a legislative amendment to decommission solar facilities; incorporate standards for the use of lime stabilization; set residential basement floor elevations above the seasonal groundwater table; add exploration requirements for deep foundations; clarify the validity of geotechnical reports previously approved by the County; update the regional pond policy language; enhance the submission requirements for water quality computations; update storm values for the design of dams; add the requirement for “silt tight” joints for storm sewer pipe; update the standards for polypropylene pipe; update pressure flow requirements for storm sewer; allow an alternative driveway entrance subject to approval by VDOT; require additional information on preliminary plan submissions; incorporate bicycle parking guidelines; adjust concrete trail widths; clarify the different trail requirements for trails located within the right-of-way; enhance the trail design standards; incorporate a legislative amendment to clarify the State Code subdivision provisions for sidewalks that front on existing roadways; update the safety standards for tot lots; elevate manhole covers to prevent inflow; reduce the unit flow factor for single-family attached and detached dwellings; remove outdated provisions such as concrete sanitary sewer pipe; increase and update Polyvinyl Chloride pipe specifications; add ductile iron pipe lining requirements; clarify and enhance critical root zone requirements; reduce minimum caliper size requirements for replacement trees; and update and reorganize the tree selection tables.	Jan Leavitt Don Lacquement Danielle Badra	REC ADOPTION (D/O from 9/17/20) (from T.B.D.)

Posted: 10/8/20
Revised: 10/8/20

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DETAILED MEETING AGENDA
Wednesday, October 7, 2020
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PCA 78-S-063-08 <i>Sully</i>	STANLEY MARTIN COMPANIES, LLC – Appl. to amend the proffers for RZ 78-S-063 previously approved for office to delete 12.04 acres to be included in concurrent RZ 2019-SU-005. Located on the E. side of Westfields Blvd. and N. side of Newbrook Dr. on approx. 12.04 ac. of land zoned I-3, WS and AN. Comp. Plan Rec: Mixed Use Development. Sully District. Tax Map 44-1 ((8)) 5 and 6. (Concurrent with RZ/FDP 2019-SU-005).	Katelyn Quinn	REC APPROVAL (D/O from 9/17/20) (from 7/22/20)
RZ/FDP 2019-SU-005 <i>Sully</i>	STANLEY MARTIN COMPANIES, LLC – Appls. to rezone from I-3, WS and AN to PDH-16, WS and AN to permit residential development with an overall density of 11.13 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs), and approval of the conceptual and final development plan. Located on the E. side of Westfields Blvd. and N. side of Newbrook Dr. on approx. 12.04 ac. of land. Comp. Plan Rec: Mixed Use Development. Sully District. Tax Map 44-1 ((8)) 5 and 6. (Concurrent with PCA 78-S-063-08).	Katelyn Quinn	REC APPROVAL (D/O from 9/17/20) (from 7/22/20)
SE 2019-MA-014 <i>Mason</i>	LORA L. SEEDS – Appl. under Sects. 2-306 and 9-610 of the Zoning Ordinance to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Ave., Alexandria, 22311 on approx. 1.21 ac. of land zoned R-3. Tax Map 61-4 ((1)) 149.	Emma Estes	REC APPROVAL D/O from 9/23/20 D/O from 9/16/20 (from 7/29/20) (from 7/08/20) (from 6/11/20) (from 5/6/20) (from 3/4/20) (from 1/29/20)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
Code Amendment <i>Countywide</i>	AMENDMENT TO CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) RE: ENFORCEMENT – The proposed amendment includes revisions to the provisions for monitoring, inspections, notices, stop work orders, violations, penalties, injunctions, and other legal actions. The proposed amendment to the Erosion and Sedimentation Control Ordinance includes the following: 1) Reorganization of Sections 104-1-5 and 104-1-12 for clarity and to align the ordinance with the current process for issuing inspection reports, notices of violations and stop work orders. 2) Elimination or revision of outdated language to reflect current language in the Virginia Erosion and Sediment Control Law and associated regulations. 3) Addition of a statement, new Subsection 104-1-5(c), that failure to comply with an approved plan, including any plan alterations, is a violation and the permittee or the person responsible for carrying out the plan is subject to penalties under the ordinance. 4) Deletion of a redundant requirement from Subsection 104-1-	John Friedman	REC ADOPTION

Posted: 10/8/20
Revised: 10/8/20

FAIRFAX COUNTY PLANNING COMMISSION
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5(a) that an individual holding a certificate of competence, as provided by Virginia Code, § 62.1-44.15:52, will be in charge of and responsible for carrying out the land-disturbing activity.
5) Incorporation of a provision for the use of civil penalties in lieu of criminal sanctions for violations of any regulation or order of the State Water Control Board, any provision of the County Erosion and Sedimentation Control Ordinance, any condition of a permit, or any provision of the Virginia Erosion and Sediment Control Law. The civil penalty for any one violation ranges from \$100 to \$1,000, and each day during which the violation exists is a separate offense with a maximum total penalty of \$10,000.
6) Editorial and minor revisions including changing “shall” to “will” or “must” or “may” throughout the sections of the ordinance being amended.

[PCA/CDPA/FDPA](#)
[2016-MA-022](#)

Mason

EYA DEVELOPMENT LLC, PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2016-MA-022, previously approved for mixed-use development, to permit 177 single family attached units and associated modifications to proffers and site design at a FAR of .60 (inclusive of bonus density associated with ADUs). Located on the S. side of Arlington Blvd. and W. side of Graham Rd. on approx. 18.16 ac. of land zoned PDC. Comp. Plan Rec: Retail and other commercial uses/residential mixed-use option. Mason District. Tax Map 50-3 ((1)) 5 and 5A.

Sharon
Williams

D/O TO 10/14/20
(from 9-16-20)

[CPSA 2012-MV-008](#)

Mount Vernon

FPRP DEVELOPMENT INC., CSPA Appl. Appl. under Sect(s). 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2012-MV-008 to permit sign modifications. Located on the S. side of Silverbrook Rd. and W. side of Powerhouse Rd. on approx. 7.56 ac. of land zoned PDC. Mount Vernon District. Tax Map 107-1 ((9)) H1.

Wanda
Suder

APPROVED
(from 12/2/20)

[SEA 2018-MA-008](#)

Mason

TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND LUCA’S RAINBOW BILINGUAL PRESCHOOL LLC, SEA Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE 2018-MA-008 previously approved for a place of worship with a child care center to add land area and modify development conditions and associated modifications to site design. Located at 6323 and 6335 Little River Turnpike, Alexandria, 22312 on approx. 2.85 ac. of land zoned R-2 and HC. Mason District. Tax Map 72-3 ((1)) 60 and 72-4 ((1)) 10.

Zachary
Fountain

REC APPROVAL
(from 9/30/20)

Posted: 10/15/20
Revised: 10/15/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 14, 2020
Meeting Starts at 7:30 p.m.

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>PCA/CDPA/FDPA 2016-MA-022</u> <i>Mason</i>	EYA DEVELOPMENT LLC , PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and second final development plan for RZ 2016-MA-022, previously approved for mixed-use development, to permit 177 single family attached units and associated modifications to proffers and site design at a FAR of .60 (inclusive of bonus density associated with ADUs). Located on the S. side of Arlington Blvd. and W. side of Graham Rd. on approx. 18.16 ac. of land zoned PDC. Comp. Plan Rec: Retail and other commercial uses/residential mixed-use option. Mason District. Tax Map 50-3 ((1)) 5 and 5A.	Sharon Williams	REC APPROVAL <i>(D/O from 10/7/20) (from 9/16/20)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSP-B-846-04</u> <i>Hunter Mill</i>	WOODFIELD GAR RESTON OWNER, LLC – Appl. under Sect(s). 12-304 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ-B-846. Located on the S. side of Dulles Airport Access and Toll Rd., N.E. side of the Terminus of Roland Clarke Pl. on approx. 3.1 ac. of land zoned PRC. Tax Map 17-4 ((14)) (1A) 3A.	Alexis Robinson	APPROVED

Posted: 10/22/20
Revised: 10/22/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 21, 2020
Meeting Starts at 7:30 p.m.

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA-C-448-35/ CDPA-C-448-08/ FDPA-C-448-05-05 <i>Lee</i>	KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP – Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ C-448, previously approved for mixed use development, to permit associated modifications to proffers and site design at a FAR of 0.18. Located on the N. side of Kingstowne Blvd. and W. side of South Van Dorn St., on approx. 23.18 ac. of land zoned PDH-4. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 91-2 ((1)) 32A. (Concurrent with SEA 94-L-004-03).	Kelly Posusney	D/O to 11/4/20
SEA 94-L-004-03 <i>Lee</i>	KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP – Appl. under Sect. 6-105 of the Zoning Ordinance to amend SE 94-L-004-03 previously approved for restaurants and restaurants with drive through to permit associated modifications to site design and development conditions. Located 5820 Kingstowne Cr., Alexandria, 22315 on approx. 23.18 ac. of land zoned PDH-4. Tax Map 91-2 ((1)) 32A. (Concurrent with PCA-C-448-35/CDPA-C-448-08/FDPA-C-448-05-05).	Kelly Posusney	D/O to 11/4/20
SEA 84-P-129-05 <i>Springfield</i>	ARDEN COURTS, FAIR OAKS OF FAIRFAX, VA, LLC A/K/A ARDEN COURTS OF FAIR OAKS – Appl. under Sect. 3-504 of the Zoning Ordinance to amend SE 84-P-129 previously approved for assisted living and medical care facilities to permit an 8-bed expansion and associated modifications to site design and development conditions. Located 12469 Lee Jackson Memorial Hwy., Fairfax, 22033 on approx. 8.98 ac. of land zoned R-5, WS and HC. Tax Map 45-4 ((1)) 6B.	Sharon Williams	REC APPROVAL

Posted: 10/29/20
Revised: 10/29/20

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, October 28, 2020
Meeting Starts at 7:30 p.m.

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

FEATURE SHOWN

None

ITEMS SCHEDULED FOR DECISION ONLY

None

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>CSPA 2010-PR-021-02</u> <i>Providence</i>	CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION – Appl. under Sect(s). 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-021 to permit sign modifications. Located on the N. side of Dolley Madison Blvd., W. side of Scotts Crossing Rd. and E. side of the Capital Beltway on approx. 24.52 ac. of land zoned PTC and HC. Tax Map 29-4 ((5)) (1) A, B, C, D, E1, E2, and F.	Stephen Gardner	APPROVED <i>(from 9/30/20)</i>
<u>SEA 96-B-010-03</u> <i>Braddock</i>	TRINITY CHRISTIAN SCHOOL OF FAIRFAX, A NON-STOCK VIRGINIA CORPORATION, D/B/A TRINITY CHRISTIAN SCHOOL – Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 96-B-010 previously approved for a church and private school of general education to permit a boundary line adjustment and associated modifications to development conditions. Located at 11204 Braddock Rd., Fairfax, 22030 on approx. 25.27 ac. of land zoned R-C and WS. Tax Map 56-4 ((12)) 5 (pt.), 56-4 ((12)) A1 (pt.), and 68-1 ((1)) 1B.	Brandon Mccadden	REC APPROVAL