

Board Agenda Item  
March 23, 2021

3:30 p.m.

Public Hearing on SE 2020-SP-009 (HHP Holdings, LLC) to Permit a Kennel and Permit an Increase in Fence Height to 8 Feet, Located on Approximately 4.84 Acres of Land Zoned R-C and WS (Springfield District)

This property is located at 12605 Braddock Rd., Fairfax, 22030. Tax Map 66-2 ((3)) 3.

On March 9, 2021, the Board of Supervisors deferred this public hearing to March 23, 2021, at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On January 27, 2021, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of SE 2020-SP-009, subject to the proposed development conditions dated January 26, 2021;
- Modification of screening requirements in Sect. 13-303 of the Zoning Ordinance to modify the transitional screening buffer in the western and eastern side yards in favor of that shown on the SE Plat; and
- Waiver of the barrier requirements of Sect. 13-304 of the Zoning Ordinance along the south, east, and west yards.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Emma Estes, Planner, DPD

Board Agenda Item  
March 9, 2021

3:30 p.m.

Public Hearing on RZ 2018-PR-013 (White Granite Associates LLC) to Permit Residential Development with a Total Density of 14.2 Dwelling Units Per Acre, Located on Approximately 1.27 Acres of Land (Providence District)

This property is located in the N.E. quadrant of Chain Bridge Rd. and Interstate 66, along the terminus of White Granite Dr. Tax Map 47-4 ((1)) 14.

PLANNING COMMISSION RECOMMENDATION:

On January 27, 2021, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of RZ 2018-PR-013, subject to the execution of proffered conditions consistent with those dated January 7, 2021, as editorially amended by the Commission;
- Waiver of Section 9-610 of the Zoning Ordinance of the four-acre minimum district size to allow the existing 1.27 acre property to be rezoned to the R-16 District;
- Modification of the Transitional Screening Yard requirement and a waiver of the barrier requirement on the western lot line is requested in accordance with Sect. 13-305 of the Zoning Ordinance, to allow the landscaping as shown on the GDP to satisfy the requirement; and
- Modification of the Transitional Screening Yard requirement along a portion of the eastern lot line in accordance with of Sect. 13-105 of the Zoning Ordinance to allow the landscaping as shown on the GDP to satisfy the requirement.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Daniel Creed, Planner, DPD

Usual PC Recommendation

Board Agenda Item  
February 9, 2021

3:30 p.m.

Public Hearing on SEA 78-D-098-04 (Jill's House) to Amend SE 78-D-098, Previously Approved for a Medical Care Facility, to Permit Modifications to Development Conditions, Located on Approximately 4.89 Acres of Land Zoned R-2 (Dranesville District)

This property is located at 9011 Leesburg Pike, Vienna, 22182. Tax Map 28-2 ((1)) 9A.

PLANNING COMMISSION RECOMMENDATION:

On January 27, 2021, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SEA 78-D-098-04, subject to the proposed development conditions dated January 13, 2021.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Joseph Onyebuchi, Planner, DPD

Board Agenda Item  
March 9, 2021

WITH FDP

3:30 p.m.

Public Hearing on RZ 2019-SU-020 (EB Albemarle, LLC) to Rezone from I-5, WS to PDC, WS to Permit Mixed-Use Development with an Overall Floor Area Ratio of 0.47 and Approval of the Conceptual Development Plan, Located on Approximately 27.87 Acres of Land (Sully District) (Concurrent with PCA 74-2-124)

and

Public Hearing on PCA 74-2-124 (EB Albemarle, LLC) to Amend the Proffers for RZ 74-2-124 to Permit Deletion of Land Area, Located on Approximately 28.52 Acres of Land Zoned I-5 and WS (Sully District) (Concurrent with RZ 2019-SU-003 and RZ 2019-SU-020)

This property is located on the W. side of Sully Rd. and E. side of Lee Rd., approximately 1,300 ft. N. of Willard Rd. Tax Map 34-3 ((1)) 34 (pt.).

This property is located on the W. side of Sully Rd. and E. side of Lee Rd., approximately 1,300 ft. N. of Willard Rd. Tax Map 34-3 ((1)) 34.

**PLANNING COMMISSION RECOMMENDATION:**

On January 27, 2021, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of RZ 2019-SU-020 and its associated CDP, CDP 2019-SU-020, subject to the execution of proffered conditions consistent with those dated December 3, 2020;
- Approval of PCA 74-2-124;
- Waiver of the 600' maximum private street length per Par. 2 of Sec. 11-302 of the Zoning Ordinance;
- Waiver of the Route 28 service drive requirement per Sect. 7-0104 of the Public Facilities Manual;

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- Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit greater than 50% of the gross floor area for residential use and to modify the secondary uses as referenced in the proffers;
- Waiver of the major paved trail requirement per Par. 2 of Sect. 17-201 of the Zoning Ordinance along the east side of Lee Road (northern portion of property);
- Waiver and modification of Pars. 1 and 2 of Sect. 13-203 of the Zoning Ordinance for peripheral parking lot landscaping in favor of that shown on the CDP/FDP;
- Waiver of the sidewalk requirement along Lee Road per Par. 2 of Sect. 17-201 of the Zoning Ordinance; and
- Modification of the transitional screening and barrier requirements, per Sect. 13-303 and Sect. 13-304 of the Zoning Ordinance, to modify internal transitional screening yard and barrier requirements within the PDC District per Par. 1 of Sect. 13-305.

In a related action, the Planning Commission voted 12-0 to approve FDP 2019-SU-020, subject to the development conditions dated November 24, 2020.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Kelly Atkinson, Planner, DPD

Board Agenda Item  
January 26, 2021

WITH FDP

3:30 p.m.

Public Hearing on PCA-C-448-35/CDPA-C-448-08 (Kingstowne Shopping Center I, Limited Partnership) to Amend the Proffers and Conceptual Development Plan for RZ C-448, Previously Approved for Mixed Use Development, to Permit Associated Modifications to Proffers and Site Design at a Floor Area Ratio of 0.18, Located on Approximately 23.18 Acres of Land Zoned PDH-4 (Lee District) (Concurrent with SEA 94-L-004-03)

and

Public Hearing on SEA 94-L-004-03 (Kingstowne Shopping Center I, Limited Partnership) 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 on Approximately 23.18 Acres of Land Zoned PDH-4 (Lee District) (Concurrent with PCA-C-448-35/CDPA-C-448-08)

This property is located on the N. side of Kingstowne Blvd. and W. side of South Van Dorn St. Tax Map 91-2 ((1)) 32A.

This property is located at 5820 Kingstowne Cr., Alexandria, 22315. Tax Map 91-2 ((1)) 32A.

**PLANNING COMMISSION RECOMMENDATION:**

On November 4, 2020, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of PCA-C-448-35 and the associated Conceptual Development Plan Amendment, CDPA-C-448-08, subject to the execution of proffered conditions consistent with those dated October 29, 2020;
- Approval of SEA 94-L-004-03, subject to the proposed development conditions dated October 29, 2020;
- Modification to the transitional screening and waiver of the barrier required along the eastern property line in favor of the landscaping as shown in the FDP/SEA Plat; and

WITH FDP

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- Reaffirmation of the previously approved modification to the transitional screening and waiver of the barrier required along the northern property boundary line in lieu of the existing vegetation along Kingstowne Village Parkway.

In a related action, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting) to approve FDPA-C-448-05-05, subject to the Board of Supervisors' approval of PCA-C-448-35 and CDPA-C-448-08.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Kelly Posusney, Planner, DPD

Board Agenda Item  
November 17, 2020

WITH 2232

3:30 p.m.

Public Hearing on PCA 86-W-001-13/CDPA 86-W-001-04 (Board of Supervisors of Fairfax County) to Amend the Proffers and Conceptual Development Plan for RZ 86-W-001, Previously Approved for Governmental Center, Office, Commercial, and Residential, to Permit a Public Facility and Associated Modifications to Proffers and Site Design at a Floor Area Ratio of 0.078, Located on Approximately 0.99 Acres of Land Zoned PDC (Braddock District) (Concurrent with PCA 87-S-039-07 and CDPA 87-S-039-02)

and

Public Hearing on PCA 87-S-039-07/CDPA 87-S-039-02 (Board of Supervisors of Fairfax County) to Amend the Proffers and Conceptual Development Plan for RZ 87-S-039, Previously Approved for a Mixed-Use Development, to Permit a Public Facility and Associated Modifications to Proffers and Site Design at a Floor Area Ratio of 0.078, Located on Approximately 2.83 Acres of Land Zoned PDC (Braddock District) (Concurrent with PCA 86-W-001-13 and CDPA 86-W-001-04)

This property is located on the S. side of Random Hills Rd. and N. side of Monument Dr. Tax Map 56-1 ((15)) 4.

This property is located on the S. side of Random Hills Rd., W. side of Government Center Pkwy. and N. side of Monument Dr. Tax Map 56-1 ((1)) 47C.

On September 29, 2020, the Board of Supervisors deferred this public hearing to November 17, 2020, at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On November 4, 2020, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of PCA 86-W-001-13 and the associated Conceptual Development Plan, CDPA 86-W-001-04, subject to the execution of proffered conditions consistent with those dated October 29, 2020;



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WITH 2232

- Approval of PCA 87-S-039-07 and the associated Conceptual Development Plan, CDPA 87-S-039-02, subject to the execution of proffered conditions consistent with those dated October 29, 2020;
- Modification of Sect. 2-505 of the Zoning Ordinance to the sight distance requirements to allow certain structures, as shown on the CDPA/FDPA;
- Modification of Sect. 2-506-1A of the Zoning Ordinance to allow an accessory structure on a building roof to occupy an area greater than 25 percent of the total roof area as shown on the CDPA/FDPA;
- Modification of Sect. 2-506-2 of the Zoning Ordinance to allow a parapet wall, cornice or similar projections to exceed three feet above the roof of the building as shown on the CDPA/FDPA; and
- Modification of Sect. 13-203 of the Zoning Ordinance to modify the 10-foot peripheral parking lot landscaping requirement, in favor of that depicted on the CDPA/FDPA.

In related actions, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting) to:

- Approve FDPA 86-W-001-08, subject to the proposed development conditions dated August 28, 2020, and the Board of Supervisors' approval of the concurrent PCA application, PCA 86-W-001-13;
- Approve FDPA 87-S-039-11, subject to the proposed development conditions dated August 28, 2020, and the Board of Supervisors' approval of the concurrent PCA application, PCA 87-S-039-07; and
- Find that the transit center proposed under 2232-B19-9 satisfies the criteria of location, character, and extent, as specified in Sect. 15.2-2232 of the *Code of Virginia*, as amended, and therefore, is substantially in accord with the Comprehensive Plan.

**ENCLOSED DOCUMENTS:**

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

Board Agenda Item  
September 15, 2020

WITH 2232

3:30 p.m.

Public Hearing on PCA 89-D-007-02 (Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board) to Amend the Proffers for RZ 89-D-007, Previously Approved for Public Uses to Permit a Telecommunications Facility and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.24, Located on Approximately 40.68 Acres of Land Zoned R-3 (Dranesville District) (Concurrent with SE 2019-DR-012)

and

Public Hearing on SE 2019-DR-012 (Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board) to Permit a Telecommunications Facility, Located on Approximately 40.68 Acres of Land Zoned R-3 (Dranesville District) (Concurrent with PCA 89-D-007-02)

This property is located on N. side of Bennett St. and E. side of Dranesville Rd. Tax Map 10-2 ((1)) 6A.

This property is located at 700 Bennett St., Herndon, 20170. Tax Map 10-2 ((1)) 6A.

The Board of Supervisors deferred this public hearing at the February 25, 2020, meeting until March 10, 2020, at 3:30 p.m. On March 10, 2020, the Board of Supervisors deferred this public hearing until March 24, 2020, at 4:30 p.m. On March 24, 2020, the Board of Supervisors further deferred this public hearing to May 5, 2020, at 3:30 p.m. On May 5, 2020, the Board of Supervisors deferred this public hearing to June 9, 2020, at 3:00 p.m. On June 9, 2020, the Board of Supervisors deferred this public hearing to September 15, 2020, at 3:30 p.m.

**PLANNING COMMISSION RECOMMENDATION:**

On July 15, 2020, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of PCA 89-D-007-02, subject to the execution of proffered conditions consistent with those as contained in Attachment 1 of the June 8, 2020 Staff Report Addendum;

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September 15, 2020

WITH 2232

- Approval of SE 2019-DR-012, subject to the proposed development conditions dated June 8, 2020;
- Reaffirmation of the modification of the transitional screening requirements along all property boundaries in favor of that shown on the Generalized Development Plan (GDP); and
- Reaffirmation of the modification of the barrier requirements along the northern, eastern, and western, boundaries in favor of the fencing shown on the GDP, and wavier of the barrier requirement along the southern boundary.

In a related action, the Planning Commission voted 12-0 to find that the telecommunications facility proposed under 2232-D18-32 satisfies the criteria of location, character, and extent, as specified in Sect. 15.2-2232 of the *Code of Virginia*, as amended, and therefore, is substantially in accord with the Comprehensive Plan.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Jerrell Timberlake, Planner, DPD

Board Agenda Item  
March 23, 2021

WITH FOLLOW ON

3:30 p.m.

Public Hearing on RZ 2019-HM-011 (Sakthivel Chinnasamy and Nandakumar Sreenivasan) to Rezone from R-1 to R-2 to Permit Residential Development with a Total Density of 1.90 Dwelling Units per Acre, Located on Approximately 1.05 Acres of Land (Hunter Mill District)

This property is located on the N. side of Old Courthouse Rd., approx. 300 ft. E. of Irvin St. Tax Map 28-4 ((1)) 28.

The application was originally filed requesting to rezone from R-1 to R-3 to permit residential development (three lots) at a density of 2.85 du/ac.

On September 29, 2020, the Board of Supervisors held the public hearing and deferred decision on this case to a date certain of October 20, 2020, to allow the applicant and community to work through issues related to site layout and density. On October 20, 2020, the Board furthered deferred the decision to November 17, 2020, at 3:00 p.m. The applicant subsequently indicated their intention to amend the application to request rezoning to the R-2 District. This amendment requires a new public hearing, and on November 17, 2020, the Board of Supervisors requested that the public hearing for this case be readvertised for January 26, 2021. On January 26, 2021, the Board of Supervisors deferred this case to March 23, 2021.

PLANNING COMMISSION RECOMMENDATION:

On July 22, 2020, the Planning Commission voted 11-0-1 (Commissioner Strandlie abstained from the vote) to recommend to the Board of Supervisors denial of RZ 2019-HM-011. Furthermore, the Planning Commission voted 11-0-1 (Commissioner Strandlie abstained from the vote) to recommend that the Land Use Map and the text in the Comprehensive Plan should be revised as soon as possible to indicate that the density for all the lots along Irvin Street should be recommended for 1-2 dwelling units per acre, as indicated in the Plan Text, instead of the 2-3 dwelling units per acre shown on the Plan Map.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

Board Agenda Item  
January 26, 2021

WITH FOLLOW ON

3:30 p.m.

Public Hearing on RZ 2020-PR-004 (Merrilee Ventures, L.C.) to Rezone from I-4 to PRM to Permit Mixed Use Development with an Overall Floor Area Ratio of 2.70, Which Includes Bonus Density for Workforce Housing, and Approval of the Conceptual Development Plan, Located on Approximately 2.00 Acres of Land (Providence District)

This property is located on the W. side of Merrilee Dr. between Prosperity Ave. and Merrifield Ave. Tax Map 49-1 ((16)) 6 and 7.

PLANNING COMMISSION RECOMMENDATION:

On December 9, 2020, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of RZ 2020-PR-004, subject to the execution of proffered conditions consistent with those dated November 12, 2020;
- Modification of Par. 1 of Sect. 2-505 of the Zoning Ordinance to allow buildings to be constructed to the streetscape building zone line on corner lots as shown on the CDP/FDP;
- Modification of Sect. 11-203 of the Zoning Ordinance to allow for a reduced number of loading spaces in favor of that shown on the CDP/FDP;
- Modification of Sect. 11-303 of the Zoning Ordinance to allow private streets less than 24 feet in width in the interim condition;
- Modification of Par. 7 of Article 17-201 of the Zoning Ordinance such that “No Parking” signs along travel ways at a distance of no more than 50 feet apart are only required during the interim condition;
- Modification of Sect. 7-0403 of the Public Facilities Manual (PFM) to allow for private streets and commercial entrances connecting to a VDOT roadway at less than the minimum width of 30 feet to permit the location of the parking garage as shown on the CDP/FDP;

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WITH FOLLOW ON

- Modification of Par. 3 of Sect. 8-0201 of the PFM requiring trails and bike trails as shown on the Comprehensive Trails Plan in favor of the streetscape and bike trail system as shown on the CDP/FDP;
- Approval of a parking reduction request, #3300-PKS-004-01, pursuant to Part 5 of Sect. 11-102 of the Zoning Ordinance based on the proximity of the development to mass transit facilities, and subject to the proposed conditions dated June 4, 2020 contained in Appendix 12 of the Staff Report; and
- Direct staff to identify specific planning alternatives and potential new mechanisms to realize the implementation of the urban park vision set forth in the Merrifield Suburban Center Comprehensive Plan.

In a related action, the Planning Commission voted 12-0 to approve FDP 2020-PR-004.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Kelly Posusney, Planner, DPD

Board Agenda Item  
March 9, 2021

AMENDED BY PC  
ON DAIS

3:30 p.m.

Public Hearing on SE 2020-DR-014 (Modern Media Design, Corp.) to Permit Office in a Residential District, Located on Approximately 15,125 Square Feet of Land Zoned R-3, CRD and SC (Dranesville District)

This property is located at 1566 Chain Bridge Rd., McLean, 22101. Tax Map 30-4 ((2)) (6) 41.

PLANNING COMMISSION RECOMMENDATION:

On February 24, 2021, the Planning Commission voted 11-0 (Commissioner Niedzielski-Eichner was absent from the meeting) to recommend to the Board of Supervisors approval of SE 2020-DR-014, subject to the proposed development conditions dated February 19, 2021, with amended changes to the proposed hours of use of the volleyball court to 9 a.m. to 9 p.m. and the removal of condition #15.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Joseph Onyebuchi, Planner, DPD

Board Agenda Item  
July 14, 2020

AMENDED BY PC  
ON DAIS

3:30 p.m.

Public Hearing on SE 2019-LE-021 (Muna Barkhadle D/B/A Daffodils Childcare) to Permit a Home Child Care Facility, Located on Approximately 2,560 Square Feet of Land Zoned PDH-4 and NR (Lee District)

This property is located at 7814 Seth Hampton Dr., Alexandria, 22315. Tax Map 99-2 ((10)) (4) 214.

PLANNING COMMISSION RECOMMENDATION:

On June 11, 2020, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting) to recommend to the Board of Supervisors approval of SE 2019-LE-021, subject to the proposed development conditions consistent with those dated March 5, 2020, and with an additional condition stipulating the operation of the child care center for up to 12 children, pursuant to proper licensure from the State of Virginia.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Katelyn Quinn, Planner, DPD