



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**February 23, 2010**

*Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board, in regional libraries and at <http://www.fairfaxcounty.gov/government/board/meetings/2010/> by the Friday prior to each Monday meeting.*

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9:30 Presentations  
10:00 Report on General Assembly Activities  
10:15 Appointments  
10:15 Items Presented by the County Executive  
10:45 Matters Presented by Board Members  
11:35 Closed Session

3:30 p.m. Public Hearing on SEA 85-D-033-02 (Metropolitan Washington Airports Authority in Coordination with the Virginia Department of Rail and Public Transportation on Behalf of Washington Metropolitan Area Transit Authority) SEA Appl. under Sect(s). 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Rd. on approx. 39.16 ac. of land zoned R-1, R-2 and HC. Dranesville District. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A and 93B.

3:30 p.m. Public Hearing on SE 2008-MV-031 (Trustees For Mount Vernon Lodge NO. 219, A.F. & A.M., New Cingular Wireless PCS, LLC D/B/A AT&T Mobility and T-Mobile Northeast, LLC) SE Appl. under Sect(s). 3-304 of the Zoning Ordinance to permit an existing public benefit association to continue and to install a telecommunications facility (tree pole monopole). Located at 8717 Fort Hunt Rd. on approx. 1.03 ac. of land zoned R-3. Mt. Vernon District. Tax Map 111-2 ((3)) 11.

3:30 p.m. Public Hearing on SEA 2006-HM-017 (Fiaza Hannifa, Montessori Children's Center) SEA Appl. under Sect(s). 3-104 of the Zoning Ordinance to amend SE 2006-HM-017 previously approved for a child care center with a maximum enrollment of 150 students to permit site modifications and modifications of development conditions. Located at 2745 Centreville Rd. on approx. 2.69 ac. of land zoned R-1. Hunter Mill District. Tax Map 25-1 ((1)) 34C and 34D.

3:30 p.m. Public Hearing on SEA 87-D-025 (Vinson Hall Corporation) SEA Appl. under Sect(s). 3-204 of the Zoning Ordinance to amend SE 87-D-025 previously approved for an independent living facility to permit building additions and associated modifications to site design and development conditions. Located at 6251 Old Dominion Dr. on approx. 17.18 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 77A and 83.

4:00 p.m. A public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Provide a new Section 2-423, that places specific limitations on yards on lots that abut outlots that are contiguous to streets by requiring that the minimum distance between the principal structure on the building lot and the front street line on the outlot must be equal to or greater than the minimum required front yard of the district in which the building lot is located. In addition, the minimum yard dimension of the building lot that is abutting the outlot shall be equal to or greater than the applicable required yard for the district in which the building lot is located. An outlot shall be any lot, except as provided for under Sect. 2-405 of the Zoning Ordinance, that does not comply with the minimum lot width, lot area and/or shape factor requirements of the district in which located; or does not comply with the frontage provisions of the Subdivision Ordinance. The Board may modify this requirement in conjunction with the approval of a rezoning or special exception when it is determined that such modification will have minimal adverse impacts on adjacent properties. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 pm Public hearings for the Hunter Mill and Sully Supervisor Districts to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA in accordance with the Code of Virginia, Title 15.2, Chapter 22. At these public hearings, the BOS will consider proposed Plan Amendment nominations submitted as part of the 2008-2009 North County Area Plans Review (APR) process. Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, s.f. = square feet.

**SULLY:**

APR# 08-III-3UP: East and south of Rugby Rd and Ox Trail, north of Alder Woods Dr, on 73.23 ac. AP: Planned for hospital and related low-intensity ancillary medical office, service uses and clinics with conditions, up to 0.30 FAR. NP: Increase maximum FAR to 0.40, allow additional vehicle access to property.

APR#08-III-6DS: South of Frying Pan Rd, west of Frying Pan Branch Stream Valley Park, east of Route 28, north of Land Unit D-2, on 74.30 ac. AP: North of the EQC planned for public park; south of the EQC planned for office at .15 FAR. Option A: office use at .25 FAR if roadway link built and other conditions met. Option B: office use at .35 FAR if transit stop and other conditions met. NP: Text amendments. Option A: office and complimentary service retail use at .35 FAR. Option B: office use at .40 FAR if other conditions met.

S08-III-DS1: East of Lee Rd, north of Willard Rd, west of Sully Rd, on 38.88 ac. AP: Light industrial and industrial/flex, up to .35 FAR, with option for high-quality hotel and/or mixture of office and industrial/flex uses. NP: Allow option for office/hotel use up to a 1.0 FAR as part of a mixed-use development.

Copies of APR documents, including all 2008-2009 North County APR nominations, Task Force recommendations, and Staff reports may be examined between the hours of 8 a.m. and 4:30 p.m., Monday – Friday, at the Department of Planning & Zoning, 7<sup>th</sup> floor, 12055 Government Center Pkwy, Fairfax, VA. Call 703-324-1380 to confirm availability, and please check the Web page [<http://www.fairfaxcounty.gov/dpz/apr/>] for additional information.

**HUNTER MILL:**

APR# 08-III-25UP: NE intersection of Fairfax County Pkwy and New Dominion Pkwy, on 30.44 ac. AP: Planned and approved for a mix of uses including office, retail, res. Institutional and community-serving uses at intensities between .50 and .70 FAR. NP: Add an option specifically for Reston Hospital Center and associated medical office buildings to develop with a mix of institutional, office and medical facilities at up to 1.0 FAR with conditions.

4:00 p.m. A public hearing on the proposed adoption of an ordinance amending Appendix G, of *The Code of the County of Fairfax, Virginia*, to expand the Northern Virginia Community College Residential Permit Parking District, District 39. The proposed amendment will expand the District boundaries to include the following street blocks: Ardfour Lane (Route 3030) from Wakefield Chapel Road to Lorene Lane and Lorene Lane (Route 2275) from Ardfour Lane to the end. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Braddock District)

4:30 p.m. A public hearing regarding the adoption of an amendment to *The Code of the County of Fairfax, Virginia* Section 82-5A (Residential Permit Parking Districts). The proposed change to Section 82-5A-4 would include criteria to allow townhouse communities within 2,000 feet of a college or university entrance to request the creation of a Residential Permit Parking District on an adjacent local street where they have an entrance and which does not have any residential addresses. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600.

4:30 p.m. A public hearing on the proposed adoption of an ordinance amending Appendix G, of *The Code of the County of Fairfax, Virginia*, to establish the Tapestry Residential Permit Parking District, District 42. The proposed amendment will establish the District boundaries to include the following street block: Tapestry Drive (Route 6545) from Roberts Road to the western boundary of 68-2((5)) parcel 1679A and the western boundary of 68-2((5)) parcel 1680. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Braddock District)

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.

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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 special accommodations call the Office of the Clerk to the Board, (703) 324-3151 (VOICE) or (703) 324-3903 (TTY). Please allow seven working days in advance of the event in order to make the necessary arrangements.