



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**July 27, 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 Tuesday meeting.*

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9:30 Presentations  
10:30 Fire and Rescue Volunteer Service Awards  
10:45 Appointments  
10:45 Items Presented by the County Executive  
11:15 Matters Presented by Board Members  
12:05 Closed Session

3:00 p.m. Public Hearing on RZ 2009-MV-018 (Scannell Properties # 117, LLC and Scannell Properties #82, LLC) RZ Appl. to rezone from R-1 and I-6 to I-5 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.09. Located in the S.W. quadrant of the intersection of Cinder Bed Rd. and Fairfax County Pkwy. and N. side of Telegraph Rd. on approx. 117.42 ac. of land. Comp. Plan Rec: Industrial Public Parks, Private Recreation, Private Open Space. Mt. Vernon District. Tax Map 99-4 ((8)) 1, 2, 3B, 4 and 5; 108-1 ((12)) 6,7A and 7B.

3:30 p.m. Public Hearing on SEA 83-V-076 (Board of Supervisor's Own Motion) SEA Appl. under Sect(s). 3-804 of the Zoning Ordinance to amend SE 83-V-076 previously approved for a public benefit association to permit construction of a storage structure and site modifications and associated modifications development conditions. Located at 9518 Richmond Hwy. on approx. 7.7 ac. of land zoned R-8. Mt. Vernon District. Tax Map 107-4 ((1)) 34 and 107-4 ((5)) 4.

3:30 p.m. Public Hearing on SE 2010-MA-007 (Safeway, Inc.) SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 6118 Arlington Blvd. on approx. 10.57 ac. of land zoned C-7, CRD and SC. Mason District. Tax Map 51-4 ((1)) 2B.

3:30 p.m. Public Hearing on SEA 82-C-116 (Cellco Partnership D/B/A Verizon Wireless) SEA Appl. under Sect(s). 3-E04 of the Zoning Ordinance to amend SE 82-C-116 previously approved for an electric substation, transformer, distribution center and uses in a floodplain to permit addition of a telecommunication facility. Located at 1977 Hunter Mill Rd. on approx. 10.34 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-2 ((1)) 13. Also under the Board's Consideration will be the applicant's Water Quality Exception Request # 5234-WRPA-001-1 under Section 118-6-9 (Chesapeake Bay Preservation Ordinance) of Chapter 118 of the Code of the County of Fairfax to permit encroachment within a Resource Protection Area (RPA).

3:30 p.m. Public Hearing on SE 2010-HM-004 (Sailini Magapu Lohia and Sandeep Lohia) SE Appl. under Sect(s). 3-104 of the Zoning Ordinance to permit a private school of general education, nursery school and child care center with a maximum enrollment of 99 children. Located at 1629 Beulah Rd. on approx. 4.50 ac. of land zoned R-1. Hunter Mill District. Tax Map 28-1 ((1)) 13.

3:30 p.m. Public Hearing on RZ 2009-MV-023 (INOVA Health Care Services) RZ Appl. to rezone from C-3 to PDC to permit commercial development with an overall Floor Area Ratio (FAR) of 0.40. Located in the S.E. quadrant of the intersection of Lorton Rd. and Sanger St. and W. of I-95 on approx. 14.55 ac. of land. Comp. Plan Rec: Office. Mt. Vernon District. Tax Map 107-4 ((1)) 75A, 77-82.

4:00p.m. A public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #ST08-I-MS1 concerns approx. 66 ac. generally located at the Inova Fairfax Hospital and adjoining County-owned property to the south ((Tax Map 59-2 ((1)) 1A (pt.), 1B, 1C, 1D, 1E and 49-3 ((1)) 136C, 136C1)) in the Providence Supervisor District. The area is planned for Public Facility, Institutional Uses up to 0.8 FAR. The Amendment will consider an option for medical care facility and related uses up to 1.0 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy., Fairfax, Virginia. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. A public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #S10-CW-1CP proposes amendments to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to revise guidance related to disturbances to Environmental Quality Corridors (EQCs). Proposed revisions include: 1) deletion of text linking the EQC policy to ecological resource conservation; 2) revisions to text relating to the purposes of EQCs; 3) revisions to text relating to modifications of EQC boundaries to relate these modifications to the EQC purposes; 4) changes of references to "intrusions" to "disturbances;" 5) revisions establishing that some disturbances to EQCs that serve a public purpose may be appropriate; 6) addition of text establishing policy regarding disturbances to EQCs for access roads; 7) addition of text supporting restoration of disturbed EQC areas to the greatest extent possible for certain disturbances; 8) revisions addressing the provision of stormwater management facilities in EQCs and repetition of this guidance within a policy addressing EQCs; 9) addition of text encouraging a range of restoration, stabilization, replanting and other enhancement efforts in EQCs; and 10) addition of text establishing that other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit, and that there should be net benefits relating to most, if not all, of the EQC purposes that are applicable to the proposed disturbances. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA or by visiting <http://www.fairfaxcounty.gov/dpz>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. A public hearing on the matter of amendments to Chapter 112 (Zoning Ordinance) and Appendix A of *The Code of the County of Fairfax, Virginia* (County Code) and the Public Facilities Manual (PFM). The proposed amendments address issues related to: the County's participation in the National Flood Insurance Program (NFIP); the adoption by reference of a new Flood

Insurance Study (FIS) and Flood Insurance Rate Map (FIRM); and the consistency of the County's floodplain regulations and other requirements with the requirements of the NFIP. The proposed amendments to the Zoning Ordinance include provisions that: 1) specify certain administrative responsibilities of the Director with respect to the NFIP; 2) revise existing use limitations and add new use limitations for construction in floodplains for consistency with NFIP requirements; 3) incorporate a specific reference to the new FIS and FIRM and define major floodplain in the existing floodplain definition; 4) incorporate requirements related to notification of FEMA for changes in base flood elevations; and, 5) add definitions specific to NFIP requirements and clarify usage of these definitions with respect to certain existing definitions. The proposed amendment to the PFM replaces a reference to the Virginia Department of Environmental Quality in the PFM with a reference to the Virginia Department of Conservation and Recreation (DCR) and clarifies that notification to FEMA and DCR of major alterations of natural channels is required for FEMA designated floodplains only. The proposed amendment to Appendix A deletes references to certain sheets in the 1966 USGS floodplain study for segments of the adopted floodplains in Cameron Run that have been superseded by newer information in the FIS and FIRM.

4:30 p.m. A public hearing to consider an ordinance that proposes to amend Fairfax County Code relating to election precincts. Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change polling place locations subject to the requirements of Virginia Code Sections 24.2-310 and 24.2-310.1. All voters who are affected by a change in their polling place will be mailed a new Virginia Voter Information Card. The proposed ordinance would amend Chapter 7 of the Fairfax County Code to permanently move the polling place for the Marlan precinct from the Martha Washington Library located at 6614 Fort Hunt Road, Alexandria, to the Paul Spring Retirement Community located at 7116 Fort Hunt Road, Alexandria. This polling place change will become effective for the November 2, 2010, General Election.

4:30 p.m. Public hearings for the Mason, Lee and Mt. Vernon 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 2009-2010 South 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, sf = square feet

MASON:

APR# 09-I-1A: SE corner of Little River Tpk and Willow Run Dr, on 8.794 ac. AP: Infill development of compatible use, type and intensity. NP: Mixed use res. 3-4 du/ac, office, retail up to .31 FAR.

APR# 09-I-1B: Generally S of Leesburg Pk and Glen Forest Dr intersection, on 0.98 ac. AP: Office up to .35 FAR with conditions. NP: Neighborhood serving retail up to .35 FAR. Option for office up to .50 FAR.

APR# 09-I-3B: Generally at the eastern terminus of Arnet St and W of Danny's Ln, on 5.00 ac. AP: Infill development should be of compatible use, type and intensity. NP: Option for mixed use institutional up to .21 FAR and res. up to 5-8 du/ac.

LEE:

APR# 09-IV-3FS: N of Franconia-Springfield Parkway and E of Frontier Dr, on 20.06 ac. AP: Office and retail use up to 0.30 FAR with option for res. use at a density up to 20 du/ac. NP: Res., office, and retail use up to 1.8 FAR.

APR# 09-IV-20MV: S of Buckman Rd, N of Rolling Hills Rd, NW of Richmond Hwy, on 10.09 ac. AP: Res. 2-3 du/ac; office/retail up to .25 FAR. Option: Res. 25 du/ac with 50,000-80,000 sf office/retail. NP: Option for res. 12-16 du/ac.

LEE/MT. VERNON OVERLAPPING:

APR# 09-IV-1FS: W of Backlick Rd, E of Rolling Rd, N of Fairfax County Pkwy, on 803.00 ac. AP: Public facilities, government and institutional, and public parks. Option: mixed-use at overall intensity of .17 FAR. NP: Public facilities, government and institutional, and public parks; remove mixed-use option.

APR# 09-IV-7MV: Generally located S of Fairfax County - Alexandria City line, W of Potomac River and NE of Fort Belvoir. AP: General policy text in Mount Vernon Planning District, Planning Objectives and Environment sections related to land use and environmental resources. NP: Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management and LID practices consistent with watershed management plan.

APR# 09-IV-11MV: Area generally surrounding Richmond Hwy from the City of Alexandria boundary to the Woodlawn Plantation. AP: Richmond Highway Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance. NP: Strengthen recommendations to reduce stormwater runoff and be consistent with county watershed plans.

APR# 09-IV-12MV: W side of Richmond Hwy, generally near Fordson Rd intersection, on 121.72 ac. AP: Land Unit recommendations for Hybla Valley/Gum Springs CBC address conditions for redevelopment. NP: Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

APR# 09-IV-14MV: W & E side of Richmond Hwy, generally near Beacon Hill Rd intersection, on 75.97 ac. AP: Land Unit recommendations for Beacon/Groveton CBC address conditions for redevelopment. NP: Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.

Copies of APR documents, including all 2009-2010 South County APR nominations, Task Force recommendations, and Staff reports may be examined between the hours of 8 a.m. – 4:30 p.m., Monday – Friday, at the Department of Planning & Zoning, 7th floor, 12055 Government Center Pkwy, Fairfax, VA. Please check the Web page [<http://www.fairfaxcounty.gov/dpz/apr/>] for APR documents and additional information. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

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.