



Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
June 7, 2011

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/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Items Presented by the County Executive
10:45 Matters Presented by Board Members
11:35 Closed Session

3:30 p.m. Public Hearing on RZ 2011-SU-003 (Lylab Holdings, LLC) RZ Appl. to rezone from R-1 and WS to PDH-8 and WS to permit residential development at a density of 8 dwelling units per acre (du/ac), approval of the conceptual development plan and waiver of the minimum district size and open space requirements. Located in the N.W. quadrant of the intersection of Elmwood St. and Dallas St. on approx. 21,914 sq. ft. of land. Comp. Plan Rec: 16-20 du/ac. Sully District. Tax Map 44-2 ((2)) 21.

3:30 p.m. Public Hearing on RZ 2010-SU-015 (Lylab Holdings, LLC) RZ Appl. to rezone from R-1 and WS to PDH-8 and WS to permit residential development at a density of 8 dwelling units per acre (du/ac), approval of the conceptual development plan and waiver of the minimum district size and open space requirements. Located on the S. side of Dallas St. approx. 500 ft. E. of its intersection with Walney Rd. on approx. 21,806 sq. ft. of land. Comp. Plan Rec: 16-20 du/ac. Sully District. Tax Map 44-2 ((2)) 7.

3:30 p.m. Public Hearing on PCA 92-P-001-07 (Cityline Partners LLC) PCA Appl. to amend the proffers for RZ 92-P-001 previously approved for commercial development to permit site modifications with an overall Floor Area Ratio (FAR) of .65. Located on the S. side of Dolley Madison Blvd., on both E. and W. side of Colshire Dr. on approx. 15.95 ac. of land zoned C-3 and HC. Comp. Plan Rec: Office. Providence District. Tax Map 30-3 ((28)) C1, 4B and 4C. (Concurrent with SE 2010-PR-023).

3:30 p.m. Public Hearing on SE 2010-PR-023 (Cityline Partners LLC) SE Appl. under Sect(s). 9-607 of the Zoning Ordinance to permit an increase in building height from 90 ft. to 225 ft. Located at 7598 Colshire Dr. on approx. 2.94 ac. of land zoned C-3 and HC. Providence District. Tax Map 30-3 ((28)) 4C. (Concurrent with PCA-92-P-001-07).

3:30 p.m. Public Hearing on RZ 2010-LE-020 (FB Property, LLC (A Virginia Limited Liability Company)) RZ Appl. to rezone from C-8 and R-1 to PDC to permit commercial development (hotel)

with an overall Floor Area Ratio (FAR) of 0.70 and approval of the conceptual development plan and a waiver of the 75 ft. required setback from interstate highway. Located in the N.W. quadrant of the intersection of Loisdale Rd. and Newington Rd. on approx. 4.54 ac. of land. Comp. Plan Rec: Retail and Other with an option for hotel/retail use up to 0.75 FAR. Lee District. Tax Map 99-1 ((1)) 5A and 6.

3:30 p.m. A public hearing on proposed revisions to Section 3-1-2, 3-1-19, 3-1-24, 3-2-57, and 3-3-57 of Chapter 3 (County Employees) of the Code of Fairfax County, updating exempt status definitions, clarifying policy as it relates to employee participation in political activities, and making public officials ineligible to participate in the Deferred Retirement Option Program.

4:00 p.m. A public hearing on the matter of amendments to Chapters 7 and 8 of the County Public Facilities Manual (PFM). The amendments align the PFM with the new State Secondary Street Acceptance Requirements and Appendix B(1) of the Virginia Department of Transportation Road Design Manual, including requirements for public service, connectivity, pedestrian accommodation, and road design geometrics, except for minimum street widths and context sensitive design situations. The Board will consider minimum street widths ranging from 15 feet to 70 feet, and parking restrictions on secondary streets.

4:00 p.m. A public hearing on the matter of amendments to the Public Facilities Manual (PFM) as follows: The proposed revisions to the PFM include editing and formatting changes, elimination of the metric system units and plates, and a PFM Reprint. The Reprint includes all amendments that have been adopted by the Board of Supervisors since the last printing in 2001. For the convenience of the public, copies of the staff report may be available for inspection at the County's Regional and Community Public Libraries.

4:00 p.m. A public hearing on the matter of adoption of an official County Soils Map based on a new Soil Survey and amendments to Chapter 107 (Problem Soils) of the Code of the County of Fairfax, Virginia, (County Code) and Chapters 4 (Geotechnical Guidelines), 6 (Storm Drainage), and 11 (Erosion and Sediment Control) of the Public Facilities Manual (PFM). The updated soil survey was released by the United States Department of Agriculture-Natural Resources Conservation Service in 2008. The information from the updated soil survey has been transferred to the property identification maps, and integrated into County's GIS system and website. The updated soil maps are available on the County website. The proposed amendments are necessary to align the County Code and PFM with the new soil map. The proposed amendments to Chapter 107 include: definitions of the new soil problem classes, problem soils, and Marine Clay; a listing of the soils within the new soils problem classes; and, revisions to the requirements for notice to adjoining property owners. The proposed amendments to the PFM incorporate: information from the new soil survey either directly or by reference; requirements for preparation of geotechnical reports and plan submissions including construction requirements; a definition for "Expansive Soils" consistent with the Virginia Uniform Statewide Building Code; and prohibit the use of expansive soils for structural fill and backfill around structures.

4:30 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. The Village of Accotink Plan Amendment, ST11-IV-LP1, encompasses Tax Map 109-1 ((1)) ALL, approx. 27 acres of land located E of the Fairfax County Parkway and N of Richmond Highway at the juncture of Backlick Rd in the Mount Vernon Supervisor District. The area is planned for residential use with some neighborhood-serving commercial use. The Plan notes the Accotink United Methodist Church and environs is a local landmark and should be considered for inclusion in an historic district. The Plan Amendment considers the suitability of a mix of uses to include residential development a density up to 40 dwelling units per acre (du/ac) with ground-level retail and limited

office focused near Richmond Highway and Backlick Road. Guidance related to urban design, heritage resources, circulation and access, parks and open space, and transportation is also being considered. Copies of the staff report are available at the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, approx. two weeks prior to the public hearing or by visiting [<http://www.fairfaxcounty.gov/dpz>]. Call 703-324-1380 to confirm availability.

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.

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.