



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**February 28, 2012**

*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 and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.*

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9:30 Presentations  
10:30 Report on General Assembly Activities  
10:40 County Executive Presentation of the FY 2013 Budget  
11:40 Board Appointments  
11:50 Items Presented by the County Executive  
12:00 Matters Presented by Board Members  
12:50 Closed Session

3:30 p.m. Public Hearing on PRC 74-2-113-2 (Fairfax County Board of Supervisors), PRC Appl. to approve the PRC plan associated with DPA 74-2-113 for reconstruction of a police station and government offices. Located in the N.E. and S.E. quadrant of the intersection of Town Center Pkwy. and Cameron Glen Dr. and on the N. side of Bowman Towne Dr. on approx. 8.44 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities. Hunter Mill District. Tax Map 17-1 ((1)) 14B. (Concurrent with PCA 74-2-113-4, DPA74-2-113-8 and 2232-H11-18).

3:30 p.m. Public Hearing on PCA 74-2-113-4 (Fairfax County Board of Supervisors), PCA Appl. to amend the proffers for RZ 74-2-113 previously approved for governmental uses to permit modifications of approved proffers to specifically site public facilities. Located in the N.E. and S.E. quadrant of the intersection of Town Center Pkwy. and Cameron Glen Dr. and on the N. side of Bowman Towne Dr. on approx. 8.44 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities. Hunter Mill District. Tax Map 17-1 ((1)) 14B. (Concurrent with DPA 74-2-113-8, PRC 74-2-113-2 and 2232-H11-18).

3:30 p.m. Public Hearing on DPA 74-2-113-8 (Fairfax County Board of Supervisors), DPA Appl. to permit the 8th amendment of the Development Plan for RZ 74-2-113 previously approved with unlimited FAR to permit site modifications and associated modifications to site design. Located in the N.E. and S.E. quadrant of the intersection of Town Center Pkwy. and Cameron Glen Dr. and on the N. side of Bowman Towne Dr. on approx. 8.44 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities. Hunter Mill District. Tax Map 17-1 ((1)) 14B. (Concurrent with PCA 74-2-113-4, PRC 74-2-113-2 and 2232-H11-18).

3:30 p.m. Public Hearing on RZ 2011-SU-024 (Pohanka Stonecroft LLC), RZ Appl. to rezone from I-5, AN and WS to C-8, AN and WS to permit vehicle sale, rental, and ancillary service establishment and vehicle major service establishment with an overall Floor Area Ratio (FAR) of 0.18. Located in the N.E. quadrant of the intersection of Stonecroft Blvd. and Stonecroft Center Ct. on approx. 9.86 ac. of land. Comp. Plan Rec: Industrial. Sully District. Tax Map 34-3 ((1)) 1D. (Concurrent with SE 2011-SU-009).

3:30 p.m. Public Hearing on SE 2011-SU-009 (Pohanka Stonecroft LLC), SE Appl. under Sect(s). 4-804 and 9-620 of the Zoning Ordinance to permit vehicle sale, rental, and ancillary service establishment and vehicle major service establishment and waiver of certain sign regulations. Located at 4175 Stonecroft Blvd., Chantilly, 20151, on approx. 9.86 ac. of land zoned C-8, AN and WS. Sully District. Tax Map 34-3 ((1)) 1D. (Concurrent with RZ 2011-SU-024).

3:30 p.m. Public Hearing on RZ 2011-BR-014 (Midland Road LLC and Ridgewood Commercial Owners Property Association), RZ Appl. to rezone from PRM to PDH-12 with an overall density of 11.3 du/ac and PDC with an overall FAR of 0.99, waiver of the privacy yard for single family attached residential development, waiver of minimum district size and approval of the conceptual development plan. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Braddock District. Tax Map 56-2 ((1)) 37B, 37D and 37G. (Concurrent with PCA 2005-SP-019)

3:30 p.m. Public Hearing on PCA 2005-SP-019 (Midland Road LLC and Ridgewood Commercial Owners Property Association), PCA Appl. to amend the proffers for RZ 2005-SP-019 previously approved for PRM to permit mixed use development and associated modifications to proffers and site design with an overall density of 11.3 du/ac and FAR of 0.99, waiver of the privacy yard for single family attached residential development and waiver of minimum district size. Located in the N.E. and S.E. quadrant of the intersection of Government Center Pkwy. and Ridge Top Rd. on approx. 3.83 ac. of land. Comp. Plan Rec: Fairfax Center Area, Option For Residential/Mixed Use at 1.2 FAR. Braddock District. Tax Map 56-2 ((1)) 37B, 37D and 37G. (Concurrent with RZ 2011-BR-014)

3:30 p.m. Public Hearing on SE 2011-MV-006 (Hamdi H. Eslaquit D/B/A Hamdi's Child Care and Selim M. Eslaquit), SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility with a maximum of 10 children. Located at 6606 Winstead Manor Ct., Lorton, 22079, on approx. 13,006 sq. ft. of land zoned PDH-2. Mt. Vernon District. Tax Map 99-2 ((17)) 31.

3:30 p.m. Public Hearing on SE 2011-HM-018 (Corinthian Colleges, Inc., D/B/A Everest College), SE Appl. under Sect(s). 5-404 of the Zoning Ordinance to permit a college/university. Located at 8620 Westwood Center Dr., Vienna, 22182, on approx. 2.5 ac. of land zoned I-4. Hunter Mill District. Tax Map 29-3 ((20)) 9 and 9B pt.

3:30 p.m. Public Hearing on RZ 2011-PR-030 (Fairfax County School Board, A Body Corporate), RZ Appl. to rezone from R-1 to R-2 to permit expansion of Oakton Elementary School with an overall Floor Area Ratio (FAR) of 0.25. Located on the W. side of Chain Bridge Rd. approx. 750 ft. N. of its intersection with Jermantown Rd. and S. side of Miller Rd. on approx. 9.21 ac. of land. Comp. Plan Rec: Public Facilities, Governmental and Institutional. Providence District. Tax Map 47-2 ((1)) 34.

3:30 p.m. Public Hearing on SEA 87-M-103 (Fairfax County Board of Supervisors), SEA Appl. under Sect(s). 9-610 and 9-622 of the Zoning Ordinance to amend SE 87-M-103 previously approved for a waiver of minimum lot size and lot width requirements to permit temporary fire and rescue station and modifications and waivers in a CRD and associated modifications to site design and development conditions. Located at 3521 Moncure Ave., Falls Church, 22041, on approx. 28,540 sq. ft. of land zoned C-8, CRD, HC and SC. Mason District. Tax Map 61-2 ((19)) 5A.

3:30 p.m. Public Hearing on PCA 2008-PR-009 (Inova Health Care Services), PCA Appl. to amend the proffers for RZ 2008-PR-009 previously approved for medical care and related facilities to permit building additions and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.80. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd., Falls Church, 22042, on approx. 65.46 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Providence District. Tax Map 49-3 ((1)) 136C and 136C1; 59-2 ((1)) 1A1, 1B1 and 1C1. (Concurrent with SEA 80-P-078-16)

3:30 p.m. Public Hearing on SEA 80-P-078-16 (Inova Health Care Services), SEA Appl. under Sect(s). 4 304 and 9-308 of the Zoning Ordinance to amend SE 80-P-078 previously approved for a medical care facility and increase in building height to permit building addition and associated modifications to site design and development conditions. Located at 3300-3312 Gallows Rd. and 3300-3340 Woodburn Rd., Falls Church, 22042, on approx. 65.46 ac. of land zoned C-3. Comp. Plan Rec: Public Facilities, Government and Institutional Uses. Providence District. Tax Map 49-3 ((1)) 136C and 136C1; 59-2 ((1)) 1A1, 1B1 and 1C1. (Concurrent with PCA 2008-PR-009)

4:00 p.m. A public hearing on the matter of amendments to the Public Facilities Manual (PFM) as follows: The proposed amendments address issues related to the new procedures for installation of street lights in the Dominion Virginia Power (Dominion) service area. As of July 1, 2011, payments for the cost of installing street lights in the Dominion service area have been made to the County. Dominion will no longer coordinate street light job requests directly from developers, will not accept street light payments directly from developers, and will only accept payments from the County. Accordingly, the Department of Public Works and Environmental Services will authorize Dominion to proceed with the street light installation after the payment has been received from the developer and cleared by the bank. The proposed amendments to the PFM also delete the option to use mercury vapor lights for new street light installations, since the utility companies serving Fairfax County do not provide that option as a result of the United States Congress Energy Policy Act of 2005.

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: Add a new subset of the existing independent living facility use that will be limited to occupancy by low income residents, wherein not less than 70% of the units are affordable to occupants whose income is not more than 50% of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than 30% of the units are affordable to occupants whose income is not more than 70% of the median income for the WMSA (staff recommends a 70/30 split, but the Board may consider any alternative division of income tiers); add a new additional standard for all independent living facilities that specifies that the owner/manager is responsible for ensuring compliance with the occupancy criteria and shall provide the specific documents used for such verification upon request by the Zoning Administrator; add that the Board shall consider any specific maintenance and operational needs of the facility when reviewing all independent living facilities; add a new additional standard that allows resident care provider(s) to live independently in up to 25% of the units in the development for single family attached and multiple family developments, subject to initial and renewal lease term limits but not subject to income/ age/disability occupancy qualifications (advertised to allow the Board to consider any amount up to 25%); add a provision that defines a

live-in aides and excludes such person from the income/age/disability occupancy qualifications and excludes such person's income from determination of "annual household income" for all Affordable Dwelling Units and the new subset of independent living facility; adds a provision to allow facilities that are constructed to resemble a single family detached dwelling in the R-E through R-12 Districts to adhere to the setback requirements of the underlying district; add a provision that allows for a 25% density bonus for facilities serving low income residents; add new additional standards applicable to the low income resident subset that address the following: (a) occupancy is on a rental basis only with minimum initial lease terms of 6 months and maximum initial and renewal lease terms of 12 months and that if a resident becomes unqualified for occupancy that such resident shall have until the end of their least term or up to 9 months, whichever is more, to vacate the unit (advertised to allow the Board to consider any time extension between 0 and 9 months), (b) owner/manager shall monitor income levels at each lease term and shall provide results to the Zoning Administrator annually, (c) appropriate covenants shall be recorded prior to first Residential Use Permit to reflect limitations and conditions associated with the use, and (d) that such facilities shall not be subject to the Part 2 of Article 8 of the Zoning Ordinance (ADU Program) nor the Board's policy for Workforce Dwelling Units; and add an application fee of between \$0 and \$16,375, with a staff recommended fee of \$1,100 for the special exception. The amendment also modifies the definition of "DWELLING UNIT" to delete the word "permanent" from the reference to provisions for living, sleeping, eating, cooking and sanitation and modifies the definition of "INDEPENDENT LIVING FACILITY" to add the word "disabilities." 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 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 #S11-II-F1 concerns approx. 7.6 ac. located at 10515 School Street, Fairfax, 22030 and 4349 through 10599 Mason Park Court, Fairfax, 22030, north of University Drive, east of Route 123 (Ox Road) and south of School Street (Tax Map 57-4((1)) 6 and 57-4((18)) A, 11-47) in the Braddock Supervisor District. Parcel 6 is planned for public facilities/governmental and institutional uses. The remainder is planned for residential use at 3-4 dwelling units per acre with an option for residential use at 5-8 dwelling units per acre. Alternative options plan the entire area (Tax Map Parcels 57-4((18)) A, 11-47 and 57-4((1)) 6) for mixed-use development to include residential use at 12-16 dwelling units per acre, hotel and retail components, or residential use at 12-16 dwelling units per acre. The amendment considers re-planning Parcel 6 for residential use at 5-8 dwelling units per acre with conditions relating to compatibility, access, pedestrian connectivity and streetscaping and retaining only the recommendation for residential use at 5-8 dwelling units per acre on Parcels 57-4 ((18)) A, 11-47. 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 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: Pulley Court from Wakefield Chapel Road to the cul-de-sac inclusive; Toll House Road from the eastern boundary to the western boundary of 8454, Toll House Road from the eastern boundary to the western boundary of 8460 Toll House Road, and from the western boundary of 8449 Toll House Road to Whistler Court; and Wakefield Chapel Road from Pulley Court to the northern boundary of 4411 Wakefield Chapel Road. Questions

regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Braddock District)

4:00 p.m. A public hearing on the matter of adoption of a resolution approving the Northern Virginia Regional Water Supply Plan as it applies to Fairfax County. The Northern Virginia jurisdictions included in the water supply plan are the Towns of Clifton, Dumfries, Hamilton, Haymarket, Herndon, Hillsboro, Leesburg, Lovettsville, Middleburg, Occoquan, Purcellville, Quantico, Round Hill, Vienna, the Cities of Alexandria, Fairfax, Falls Church, Manassas, Manassas Park, the Counties of Arlington, Fairfax, Loudoun and Prince William. The regional water supply plan has a planning horizon of 30 years to the year 2040. The plan includes the following elements: 1) A description of existing water sources; 2) A description of existing water use; 3) A description of existing water resource conditions; 4) An assessment of projected water demand; 5) A description of water management actions that address water conservation generally and drought response and contingency plans; 6) A statement of water supply needs and alternatives (i.e. adequacy of water supplies.); 7) An alternatives analysis that identifies potential alternatives to address projected deficits in water supplies; 8) A map or maps identifying important elements of the program that may include existing environmental resources, existing water sources, significant existing water uses, and proposed new sources; 9) A copy of the adopted program documents including any local plans or ordinances or amendments that incorporate the local program elements required by this chapter; 10) A resolution approving the plan from each local government that is party to the plan; 11) A record of the local public hearing, a copy of all written comments and the submitter's response to all written comments received. For the convenience of the public, the plan is available for viewing online on the Northern Virginia Regional Commission website at: <http://novaregion.org/index.aspx?NID=1214>.

4:30 p.m. A public hearing regarding the adoption of an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix R to prohibit commercial vehicles as defined in Section 82-5-7 of the Fairfax County Code, recreational vehicles and all trailers, from parking on the south side of Providence Forest Drive from Gallows Road to Hartland Road from 9 p.m. to 6 a.m. The proposed restrictions would be established in accordance with and be subject to the provisions set forth in the Fairfax County Code Section 82-5-37.1. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703 877 5600. (Providence District)

4:30 p.m. A public hearing regarding the conveyance of a portion of land and required easements on County-owned property to the Virginia Department of Transportation for the Telegraph Road Project. The parcels are identified as Tax Map Nos. 0912 09 H1 and 0921 01 0006. (Lee District)

4:30 p.m. A public hearing to propose an ordinance for passage that would amend Chapter 30 (Minimum Private School and Child Care Facility Standards) of The Code of the County of Fairfax, Virginia. The ordinance has been updated to reflect best practices, updated state home child care regulations and to reorganize and reword for clarity. The proposed amendments to Chapter 30, Article 1 and Article 3, include the following primary substantive changes to the ordinance: The proposed amendment to Section 30-1-1 updates the list of offenses that bar an applicant from obtaining a County home child care permit so that they are the same as the offenses that bar an applicant from receiving a state child care license. Proposed amendments to Section 30-3-2 a will require that all adult household members have a TB screening at least every two years. Currently the provider is the only adult in the household required to have a TB screening bi-annually. Providers will also be required to be certified annually in pediatric CPR and to have a written emergency preparedness plan. The proposed amendment to Section 30-3-4 b: will require that all new and renewing providers complete 16 hours of training annually on subjects relevant to child care. The requirement will be phased in over a three-year period. Currently, new providers are

required to complete 12 hours of training annually; renewing providers are required to complete 6 hours of training annually. Proposed amendments to Section 30-3-6 c will require providers to provide adequate space for each child; will impose requirements for meals and snacks and for sleeping equipment during rest times; and will regulate the use of punishment. The addition of the following new sections/items is proposed: Section 30-3-4.1: Allows use of a substitute care provider for up to 240 hours annually when a provider must be away from the home child care facility, imposes requirements that substitute care providers must meet. Currently, the ordinance does not allow for substitute care. Section 30-3-6 q & r: Adds regulations for swimming and wading activities by children in care and adds regulations to protect children from hazards posed by pools, hot tubs, spas, whirlpools, ponds, fountains, and other bodies of standing water on or near the home child care facility. Section 30-3-6-1: Amends, updates, and clarifies requirements currently in Chapter 30 into a new section. New requirements included in the proposed amendments include the following: A landline telephone will be required; Impose requirements to ensure safe egress in the event of an emergency; Regulate use of non-permanent electrical wiring; Imposes requirements relating to electrical service equipment; Carbon monoxide alarms will be required; carbon monoxide alarms and smoke alarms must be tested and records maintained; Stored machinery must be inaccessible to the children in care; Any room used as a sleeping area must have two means of exit, as required by the Virginia Uniform Statewide Building Code; Inspections and cleaning will be required for fireplaces and wood stoves; Providers must have emergency evacuation plans.

4:30 p.m. Public Hearing on PRC A-502-02 (FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.), PRC Appl. to approve a PRC plan associated with RZ A-502 to redevelop existing multi-family dwellings with single-family attached and multi-family dwellings and bonus density for providing ADUs. Located at 11555 and 11627 North Shore Dr., S.W. corner of North Shore Dr. and Fairways Dr. and E. of intersection of North Shore Dr. and Wainwright Dr. on approx. 18.82 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A.

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.

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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.