



Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
October 30, 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.

9:30 Presentations
10:30 Appointments
10:40 Items Presented by the County Executive
10:50 Matters Presented by Board Members
11:40 Closed Session

3:30 P.M. Public Hearing on RZ 2011-MV-031 - MIDATLANTIC REALTY PARTNERS, LLC, RZ Appl. to rezone from I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.81 and approval of the conceptual development plans. Located in the N.W. quadrant of the intersection of Huntington Ave. and Metroview Pkwy. on approx.. 6.04 ac. of land. Comp. Plan Rec: Mixed Use up to 3.0 FAR. Mt. Vernon District. Tax Map 83-1 ((1)) 34C.

3:30 P.M. Public Hearing on SE 2012-PR-007 - STERLING JEWELERS, INC. D/B/A JARED THE GALLERIA OF JEWELRY, SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 8113 Leesburg Pk., Vienna, 22182, on approx. 19,507 sq. ft. of land zoned C-5, HC and SC. Providence District. Tax Map 39-2 ((2)) 52.

3:30 P.M. Public Hearing on RZ 2011-PR-023 - CITYLINE PARTNERS LLC, RZ Appl. to rezone from C-3, HC and SC to PTC, HC and SC to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.05. Located in the S.E. and S.W. quadrant of the intersection of Westbranch Dr. and Westpark Dr. on approx. 19.40 ac. of land. Comp. Plan Rec: Transit Station Mixed Use. Providence District. Tax Map 29-4 ((7)) 1, 2, 3, 5A, 9, 10 and a portion of Westbranch Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with PCA 88-D-005-07). (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Westbranch Dr. to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:30 P.M. Public Hearing on PCA 88-D-005-07 - CITYLINE PARTNERS LLC, PCA Appl. to amend the proffers for RZ 88-D-005 previously approved for commercial development at an overall FAR of approximately 0.58 to permit deletion of 27.25 ac. of land resulting in a remaining FAR of approximately 0.65. Located on the N. and S. sides of Westpark Dr., E. and W. of Westbranch Dr., bounded on the N. and E. by Jones Branch Dr. on approx. 85.93 ac. of land zoned C-3, HC and SC. Comp. Plan Rec: Transit Station Mixed Use and Residential Mixed Use. Providence District. Tax Map 29-2 ((15)) B2; 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10 and 11A. (Concurrent with RZ 2011-PR-023).

3:30 P.M. Public Hearing on PCA 2006-SU-007 - TIMBER RIDGE AT EDS, LLC, PCA Appl. to amend the proffers, conceptual development plans for RZ 2006-SU-007 previously approved for mixed use development to permit modifications to the residential portion of the development and associated modifications to proffers and site design at a density of 0.80 FAR inclusive of ADU and bonus units associated with workforce housing and ADU. Located W. of Centreville Rd. between Wall Rd. and EDS Dr. on approx. 37.4 ac. of land zoned PRM and WS. Comp. Plan Rec: Mixed Use at 0.70 FAR. The overall FAR for the entire development will remain 0.69. Sully District. Tax Map 24-4 ((1)) 6C3 and 6C4.

3:30 P.M. Public Hearing on RZ 2010-PR-019 - KETTLER SANDBURG, LLC, RZ Appl. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.64 and approval of the conceptual development plans. Located on the W. side of Sandburg St., S. of Elm Pl. and N. of Idylwood Rd. on approx. 2.28 ac. of land. Comp. Plan Rec: 3-4 du/ac. Providence District. Tax Map 39-4 ((1)) 46 and 47.

4:00 P.M. Public Hearing on SE 2012-HM-006 - TYSONS WEST RESIDENTIAL, L.L.C., SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located in the N.W. quadrant of the intersection of Leesburg Pk. and Westwood Center Dr., on approx. 7.06 ac. of land zoned C-7, HC and SC. Hunter Mill District. Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1.

4:00 P.M. Public Hearing on SEA 93-L-014-02 - BURGUNDY FARM COUNTRY DAY SCHOOL, INC., SEA Appl. under Sect(s). 3-404 of the Zoning Ordinance to amend SE 93-L-014 previously approved for nursery school, child care center and private school of general education to permit increase in land area, building additions and associated modifications to site design and development conditions. Located at 3700 Burgundy Rd., Alexandria, 22303, on approx. 23.66 ac. of land zoned R-4. Lee District. Tax Map 82-2 ((1)) 5, 6, and 8; 82-2 ((11)) 1.

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 #S12 IV-MV1 concerns approx. 4.4 acres of land located east of North Kings Highway, south of Jamaica Drive and west of Richmond Highway. Tax Map Parcels 83-3 ((1)) 22B, 22C, 22D are located at 6228 and 6220 Richmond Highway and 6117 North Kings Highway, Alexandria, 22303. Tax Map Parcels 83-3 ((9)) (1) B1 located at 6200 Richmond Highway; 83-3 ((9)) (1) 1, 2, 3, 4, located at 2515, 2513, 2511 and 2509 Jamaica Drive, Alexandria, 22303 and Tax Map Parcels 83-3 ((9))(1) A, B, B2, 4A, 5 and 5A in the Mount Vernon Supervisor District. Parcels 83-3 ((1)) 22B, 22C, 22D are planned for retail use up to .50 FAR, Parcels 83-3 ((9)) (1) B, B1, B2, 4A, 5, 5A are planned for office use up to .35 FAR and Parcels 83-3 ((9)) (1) A, 1, 2, 3, 4, are planned for residential use at 3-4 dwelling units per acre. The amendment considers re-planning the entire area for mixed-use development to include multifamily residential use and ground floor retail and office uses up to 1.8 FAR with conditions relating to consolidation, urban design, pedestrian and bicycle connectivity, transitions to residential areas, and stormwater management. Recommendations 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. Public Hearing on AF 2012-SU-001 - JON & KIM HICKOX, Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit the creation of an agricultural and forestal district. Located at 15950 Lee Hwy., Centreville, 20120, on approx. 21.0 ac. of land zoned R C and WS. Please call the Zoning Evaluation Division at 703-324-1290 after October 17, 2012, to obtain the AFDAC and Planning Commission recommendations. Sully District. Tax Map 64-1 ((4)) 7C.

4:00 P.M. A public hearing to consider the conveyance of a portion of the Board-owned parcel of land located at 1117 Reston Avenue, Hunter Mill District, and identified as Tax Map No. 0112 01 0034A to the Virginia Department of Transportation.

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.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703 324 3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.