



Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
September 11, 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 Public Hearing to Amend the Current Appropriation Level in the FY 2013 Revised Budget Plan
- 10:40 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session

Public hearings before the Board of Supervisors of Fairfax County, Virginia, to be held in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia.

3:30 P.M. PRC 77-C-076 - RTC PARTNERSHIP, LLC, PRC Appl. to approve the PRC plan associated with DPA 77-C-076. Located at 1760 Reston Pkwy., Reston, 20190, on approx. 2.36 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((1)) 2C.

3:30 P.M. SEA 88-S-077-05 - BROOKFIELD-BEVERLY ROAD ASSOCIATES LIMITED PARTNERSHIP, SEA Appl. under Sect(s). 4-604, 9-607 and 9-620 of the Zoning Ordinance to amend SE 88-S-077 (previously approved for a service station, quick-service food store, car wash, drive-in financial institutions, fast food restaurants with drive-thru windows, increase in building height, hotels and vehicle rental establishment) to permit waiver of certain sign regulations and associated modifications to site design and development conditions. Located at 4320, 4335 and 4368 Chantilly Shopping Center, Chantilly, 20151, on approx. 49.73 ac. of land zoned C-6, AN and WS. Sully District. Tax Map 44-1 ((9)) A, B, C, D1, E2, F2 and F3.

3:30 P.M. SE 2012-MA-004 - JOOAN PEACE, INC., SE Appl. under Sect(s). 9-609 of the Zoning Ordinance to permit parking in an R District. Located at 4119 Hummer Rd., Annandale, 22003, on approx. 26,939 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 59-4 ((6)) 20B.

3:30 P.M. SE 2012-DR-003 - TD BANK, N.A., SE Appl. under Sect(s). 4-504 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and waiver of minimum lot size requirement. Located at 6256 and 6260 Old Dominion Drive, McLean, 22101, on approx. 29,595 sq. ft. of land zoned C-5. Dranesville District. Tax Map 31-3 ((1)) 112A and 116A pt.

3:30 P.M. SE 2010-DR-019 -SIVNAM PARTNERSHIP LLC, SE Appl. under Sect(s). 4-804 of the Zoning Ordinance to permit a fast food restaurant. Located at 12218 Leesburg Pk., Great Falls, 22066, on approx. 42,535 sq. ft. of land zoned C-8. Dranesville District. Tax Map 6-1 ((1)) 18.

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a PUBLIC HEARING on TUESDAY, SEPTEMBER 11, 2012 at 4:00 P.M. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: To set forth that the maximum building height of 35 feet for independent living facilities that are designed to look like single family detached dwellings utilize the minimum required yards (setbacks) specified for single family detached dwellings in the R-E through R-8 Districts and to clarify the applicability of existing setback requirements for other independent living facilities in other structures or districts. All persons wishing to speak to this subject may call the Office of the Clerk to the Board of Supervisors, (703) 324-3151, to be placed on the Speakers' List, or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a PUBLIC HEARING on TUESDAY, SEPTEMBER 11, 2012 at 4:00 P.M. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Allow truck rental establishments in the Village Center areas of the Planned Residential Community (PRC) District as an ancillary or secondary use to a principal use, when shown on an approved development plan or by special exception approval, subject to the additional standards in Sect. 9-525 of the Zoning Ordinance, which standards address noise, parking, lighting, site access size of the use, number of trucks, as well as adequate buffering and screening of abutting properties. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035. 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 under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

4:00 P.M. A public hearing on a proposed amendment to the Huntington Conservation Plan (Plan). The proposed Plan amendment is requested to bring its standards for the Huntington community land parcel, identified in the County Comprehensive Plan as Land Unit T, bounded by Huntington Avenue, Biscayne Drive, Glendale Terrace and Blaine Drive, into conformance with the zoning and planning requirements contained in the current Fairfax County Zoning Ordinance Map

and Comprehensive Plan. Following is a summary of the proposed change to the Huntington Conservation Plan, the current version of which Plan was approved by the Board of Supervisors on March 30, 1976, and amended on March 21, 2001:

Section VIII C - Specific Regulations: Subsection 3. Regulations Applicable to Neighborhood Commercial and Institutional Facilities, paragraph e –

[Following the existing paragraph d, insert the following as paragraph e:]

Notwithstanding any other language in the Conservation Plan, the area bounded by Huntington Avenue, Biscayne Drive, Glendale Terrace and Blaine Drive is planned for transit oriented mixed use with an FAR up to a maximum of 3.0, incorporating approximately 75% residential, 20% office, and 5% retail uses with a significant portion of workforce housing. Building heights adjacent to Huntington Avenue closest to the Metro station should not exceed 120 feet, transitioning to lower building heights toward Glendale Terrace. High rise residential and office buildings along Huntington Avenue should incorporate street level community retail uses and a pedestrian friendly streetscape with convenient sidewalk access to the Metro station. Buildings along Glendale Terrace limited in height to 40 feet or less should be used as a transition to the adjacent neighborhood. Development along Glendale Terrace should be compatible in scale and architectural treatments to the surrounding residential neighborhood, incorporating sidewalk connections to the Metro and a pedestrian friendly streetscape. To encourage consolidation, portions may seek rezoning without the need for the entire block to be included at one time, provided that the applicant can demonstrate that any unconsolidated parcels would be able to develop in conformance with the Plan. Development within this area should also include the following:

- Creative storm water management techniques;
- Green building design to meet the criteria for certification as LEED Silver;
- Integration of urban park features within the site; and
- Consistency with the Policy Plan, Parks and Recreation, Objective 6 Policies.

The draft revised Huntington Conservation Plan is available at the Sherwood Hall Regional Library, at the front desk of Department of Housing and Community Development, on the Fairfax County Redevelopment and Housing Authority's website at www.fairfaxcounty.gov/rha/ and also in the Clerk to the Board of Supervisors Office.

Written comments may be submitted to the FCRHA, in care of Robert Fields, DHCD, and 3700 Pender Drive, Fairfax, Virginia 22030 or at the public hearing.

4:00 P.M. A public hearing regarding the proposed revisions to Chapter 3, Articles 2, 3 and 7 of the Code of the County of Fairfax: implement changes recommended by the Retirement Study and require active, vested members of the Uniformed and Police Officers Retirement Systems who become Deputy County Executive to remain in their respective systems.

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.

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.