



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
January 12, 2016

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 Board Organization and Appointments of Board Members to Various Regional and Internal Boards and Committees
- 10:40 Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
- 10:50 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session
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- 3:00 p.m. Annual Meeting of the Fairfax County Solid Waste Authority
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- 3:00 p.m. Public Hearing on SEA 83-V-083 - SEJ ASSET MANAGEMENT AND INVESTMENT COMPANY, SEA Appl. under Sect(s). 4-804 and 9-625 of the Zoning Ordinance to amend SE 83-V-083 previously approved for a service station and quick service food store to permit modifications to site design and development conditions, and to permit modifications to minimum yard requirements for certain existing structures and uses. Located at 9402 Richmond Hwy., Lorton, 22079, on approx. 30,856 sq. ft. of land zoned C-8. Mt. Vernon District. Tax Map 107-4 ((1)) 22 and 23.
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- 3:00 p.m. Public Hearing on RZ 2015-SP-003 - CHRISTOPHER LAND, LLC, RZ Appl. to rezone from R-1 to R-8 to permit residential development with a total density of 6.4 dwelling units per acre (du/ac) and a waiver of the minimum district size requirement. Located on the E. side of Burke Lake Rd., 600 ft. N. of its intersection with Shiplett Blvd., on approx. 1.88 ac. of land. Comp. Plan Rec: Residential, 5-8 du/ac. Springfield District. Tax Map 78-3 ((1)) 2.
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- 3:00 p.m. Public Hearing on RZ 2015-SP-004 - CHRISTOPHER LAND, LLC, RZ Appl. to rezone from R-1, WS to PDH-2, WS to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual development plan. Located at the terminus of Crouch Dr., on approx. 6.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Springfield District. Tax Map 55-4 ((1)) 29 and 29A.
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- 3:00 p.m. Public hearing to approve the disposition of property owned by the Board of Supervisors ("Board") consisting of approximately 1.49 acres identified as Tax Maps 61-2 ((19)) parcels 5A and 11A ("Board Property") to AvalonBay Communities, Inc.

("AvalonBay") in accordance with Va. Code Ann § 15.2-1800 (2012) in connection with a Real Estate Exchange Agreement ("REEA") between the Board and AvalonBay concerning the Board Property and a portion of property identified as Tax Maps 61-2 ((1)) parcels 113, 113A, 113C and 114 and 61-4 ((30)) parcels 15 and 17. The public hearing will also approve the purchase by the Board of adjoining land identified as Tax Map 61-2 ((1)) parcel 12A totaling approximately 1.44 acres from 5827 Columbia Pike Associates, LLC, an affiliate of Landmark Atlantic, Inc. ("Landmark Contract"). A copy of the proposed REEA and the Landmark Contract and a summary of the transactions contemplated by those agreements are available for review in the Office of the Clerk to the Board of Supervisors in the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22046. These documents are also available at the County's website: <http://www.fcrevite.com/SEQDocuments.pdf>. For additional information or questions about the proposed transactions and the Public Hearing, please contact Tracy Strunk, Office of Community Revitalization, at 703-324-9300.

- 3:30 p.m. Public Hearing on SE 2014-MV-051 - TESTEY HAMDAL DBA WONDERFUL CHILD CARE, SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8257 Native Violet Dr., Lorton, 22079, on approx. 10,294 sq. ft. of land zoned PDH-4. Mt. Vernon District. Tax Map 107-2 ((10)) 6.
- 3:30 p.m. Public Hearing on AR 2006-SP-002 - GEORGE F. AND SUSAN M. SCHULZ, Local A&F District Appl. Renewal authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 8142 & 8146 Rondelay Ln., Fairfax, 22039, on approx. 23.03 ac. of land zoned R-C, WS. Please call the Zoning Evaluation Division at 703-324-1290 after December 10, 2015 to obtain the AFDAC and Planning Commission recommendations. Springfield District. Tax Map 96-3 ((1)) 7Z and 8Z; and 96-3 ((2)) 10Z and 11Z.
- 3:30 p.m. Public Hearing on SE 2014-PR-067 - KONSTANTIN E. PANOV AND ALLA DAVIDOVA DBA THE BUTTERFLY EFFECT, INC., SE Appl. under Sect(s). 3-204 and 9-300 of the Zoning Ordinance to permit a child care center. Located at 9653 Blake Ln., Fairfax, 22031, on approx. 18,679 sq. ft. of land zoned R-2. Providence District. Tax Map 48-3 ((19)) 1.
- 3:30 p.m. Public Hearing on SEA 87-L-012-02 - R JOUN ENTERPRISE LLC, ROLAND JOUN, TRUSTEE AND MARIA JOUN, TRUSTEE, SEA Appl. under Sect(s). 4-604, 7-607, and 9-611 of the Zoning Ordinance to amend SE 87-L-012 previously approved for a service station and quick service food store to permit site modifications and modification to the development conditions. Located at 6703 Backlick Rd., Springfield, 22150, on approx. 30,476 sq. ft. of land zoned C-6, HC, SC, and CRD. Lee District. Tax Map 90-2 ((1)) 25A and 25B.
- 4:00 p.m. Public Hearing on SEA 84-M-012-02 - QUAN Q. NGUYEN AND NGAN T. NGUYEN, SEA Appl. under Sect(s). 3-504 and 9-515 of the Zoning Ordinance to amend SE 84-M-012 previously approved for a medical office to permit modifications to site and development conditions. Located at 4217 Evergreen Ln., Annandale, 22003, on approx. 20,620 sq. ft. of land zoned R-5, SC and HC. Mason District. Tax Map 71-2 ((2)) 27.

- 4:00 p.m. Public hearing to make determinations regarding a proposed Spot Blight Abatement Ordinance for 3506 Elmwood Drive, Alexandria, Virginia, in accordance with Virginia Code Annotated § 36-49.1:1 (I) (2014). The Blight Abatement Case concerns a blighted, single family structure located at 3506 Elmwood Drive, Alexandria, Virginia, on approximately 9,227 square feet of land in the Lee Magisterial District. The blight abatement plan is to demolish the structure, clear the lot, and collect costs of blight abatement from the owner of this property, Tax Map No. 082-2 ((13)) 0073. Questions regarding the plan may be directed to the Department of Code Compliance, Blight Abatement Program, at 703-324-1300. Office hours are Monday through Friday, 8 a.m. to 4:30 p.m.
- 4:00 p.m. Public hearing, pursuant to Virginia Code Ann. § 15.2-2204, on the proposed abandonment of a portion of a public road known as Sanger Street (Route 747), pursuant to Virginia Code §33.2-909, along a portion of the northeast properties at Tax Maps 107-4-01-0098, 107-4-010084, 107-4-01-0083, and 107-4-01-0082. That portion of the road, consisting of 91,242 square feet, is located on Tax Map 107-4, and is described and shown on the plat dated March 27, 2014, and on the metes and bounds schedule, each prepared by Urban, Ltd., both of which are on file with the Fairfax County Department of Transportation, 4050 Legato Road, 4th Floor, Fairfax, Virginia 22033, telephone no. 703-877-5600. Mount Vernon District
- 4:00 p.m. Public hearing to consider proposed revisions to Chapter 3, Articles 2, 3, and 7 of the Code of the County of Fairfax revising the Employees', Police Officers, and Uniformed Retirement Systems to incorporate housekeeping changes
- 4:30 p.m. Public Hearing on SE 2015-MV-003 - FIRST YEARS LEARNING CENTER LLC/CLAUDIA TRAMONTANA, SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6614 Winstead Manor Ct., Lorton, 22079, on approx. 10,488 sq. ft. of land zoned PDH-2. Mt. Vernon District. Tax Map 99-2 ((17)) 34.
- 4:30 p.m. Public Hearing on RZ 2010-PR-022 - TMG SOLUTIONS PLAZA LAND, L.P., RZ Appl. to rezone from C-4, SC and HC to PTC, SC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) up to 5.33 and approval of the conceptual development plan. Located in the S.W. quadrant of the intersection of Westpark Dr. and Greensboro Dr., and N. of Solutions Dr., on approx. 18.10 ac. of land. Comp. Plan Rec: Transit Station, Mixed Use, Residential Mixed Use, and Park/Open Space. Providence District. Tax Map 29-3 ((15)) 4D1, 4E1, 4F1, 4G, 7A1, 7B1, 7C1, and 7E1.
- 4:30 p.m. Public Hearing on RZ 2014-MA-011 - SPECTRUM DEVELOPMENT, LLC, RZ Appl. to rezone from R-3, C-2, CRD, HC and SC to C-6, CRD, HC, and SC to permit retail, pharmacy with drive-through, and fast food uses with an overall Floor Area Ratio (FAR) of 0.22 and waivers and modifications in a CRD. Located on the S. side of Leesburg Pike, between Charles St. and Washington Dr., on approx. 2.72 ac. of land. Comp. Plan Rec: Retail and Office. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with SE 2014-MA-013).
- 4:30 p.m. Public Hearing on SE 2014-MA-013 - SPECTRUM DEVELOPMENT, LLC, SE Appl. under Sect.(s) 4-604 and 9-622 of the Zoning Ordinance to permit a pharmacy with

drive-through and fast food restaurant(s) and waivers and modifications in a CRD. Located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr., and 3425 & 3401 Charles St., Falls Church, 22041, on approx. 2.72 ac. of land zoned C-6, CRD, HC, and SC. Mason District. Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5; and 61-2 ((18)) 1, 2, 3, 4 and 5. (Concurrent with RZ 2014-MA-011).

4:30 p.m. Public hearing to consider adopting an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix R (Long Term Parking Restrictions) to prohibit commercial vehicles as defined in Section 82-5-7(b) of the Fairfax County Code, recreational vehicles, and all trailers from parking on Port Royal Road, Woodruff Court and Forbes Place, from 7 p.m. to 6 a.m., seven days per week, excluding areas designated as "No Parking" by the Virginia Department of Transportation (VDOT). 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. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Braddock District)

5:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project SD-000037-001, Huntington Levee (Mount Vernon District). This project, SD-000037-001, Huntington Levee, consists of the construction of an approximately 2,800 linear foot long embankment with a four-foot tall I-wall and eight-foot wide asphalt trail along the embankment top (the levee). The levee will include a pumping station and drainage facilities. The levee is intended to mitigate storm-related flooding within the Huntington community. Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035.

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.

 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: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.