



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
February 26, 2007

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/bos/bdagenda/schedule.htm> by the Friday prior to each Monday meeting.

- 9:00 Presentations
- 10:00 County Executive Budget Presentation
- 10:15 Report on General Assembly Activities
- 10:30 Appointments
- 10:30 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session

4:00 p.m. Public Hearing on SE 2006-MA-027 (Joanne Krause) SE Appl. under Sect(s). 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 8106 Accotink Dr. on approx. 23,825 sq. ft. of land zoned R-2. Mason District. Tax Map 59-4 ((2)) 45. Water Quality Encroachment Request #6843-WRPA-001-1 and Water Quality Impact Assessment (WQIA) 6843-WQ-001-1, application for an exception to re-construct a single family dwelling within a Resource Protection Area (RPA), under the provisions of CBPO Section 118-6-7.

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, Virginia*, to modify the special exception that allows the Board of Supervisors to waive lot width requirements to include all residential districts and to establish standards for waivers of lot width requirements in residential, commercial and industrial districts that require that: (1) such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance, except by condemnation or by acquisition of a portion thereof for public purposes by any governmental agency; (2) the development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties; (3) the waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied, and; (4) the waiver shall result in a development that preserves existing vegetation, topography, historic resources and/or other environmental features to the greatest extent practical. Further, pursuant to authority granted by Virginia Code Sect. 15.2-2286(A)(6), establish a special exception applications fee of \$2,645 for a waiver of lot width in residential, commercial and industrial districts. 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 the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 *Code of the County of Fairfax, Virginia*, to amend the Centreville Historic Overlay District provisions to 1) revise the purpose and intent of the District to include protection of archaeological structures and landmarks; 2) revise the use limitations to recognize the significance of archaeological resources and the historical character of the area; and 3) prohibit the following: automobile-oriented uses, car washes, drive-in banks, drive-through pharmacies, fast food restaurants with drive-through facilities, kennels, new vehicle storage, service stations, service station/mini-marts, vehicle light service establishments, vehicle transportation service establishments, warehousing establishments and wholesale trade establishments. . 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 the matter of Revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22, as follows: Plan Amendment (PA) ST04-III-BR1 concerns 72 properties and additional right-of-way, generally located north of Lee Highway (Route 29), east of Sully Road (Route 28), and south of Interstate 66 in the Sully Magisterial District. The PA proposes to reflect the expansion of the Centreville Historic Overlay District (CHOD) and associated recommendations in the Comprehensive Plan. It would also encourage commercial uses that complement the goals of the district, including limitations on certain uses. Plan Amendment (PA) S05-III-BR1 concerns approximately 35 acres on both sides of Summit Street in Centreville Farms Area. The PA also would allow residential use at a density up to 3 du/ac with conditions for a portion of the subject property. Modification of the Comprehensive Plan map to reflect the expansion of the boundary of the Centreville Historic Overlay District is also proposed. APR Items 04-III-6BR, 04-III-11BR, and 04-III-12BR concern land area associated with the CHOD. APR 04-III-6BR requests to allow mixed use development at an intensity up to 1.0 FAR along Lee Hwy. (Rt. 29) and expand the planned land unit boundaries. APR Items 04-III-11BR and 12BR would add additional Plan text to preserve and enhance the CHOD and expand the CHOD boundaries. In accordance with adopted Policy the APR items will not be scheduled for public hearing if the Planning Commission recommends denial. Copies of the proposed amendments 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 RZ 2006-SU-030 (Board Of Supervisor's Own Motion) RZ Appl. to add an Historic Overlay District on property zoned R-1, R-3, R-12, C-2, C-8, PDC, PDH-8, HC, SC and WS. Located on the N. side of Lee Hwy., W. side of Summit St. and E. side of Sully Rd. on approx. 84.80 ac. of land. Sully District. Tax Map 54-4 ((1)) 8, 23, 24B, 24C, 26A, 28A, 28B, 30, 30A, 31, 32, 34, 35A, 36, 37, 46, 46B, 47A, 48, 49, 50, 51B, 53A, 55, 56 and 57; 54-4 ((2)) A1, B1, 2-7, 8A, 9A, 10, 11, 12, 13, 14, 121, 123, 124, 125 and 126A; 54-4 ((4)) 1, 1A, 3A, and 4; 54-4 ((7)) 1-16; 54-4 ((10)) A; 54-4 ((14)) B, 8 and 9; 54-4 ((16)) A1 and A4; and a portion of the public right-of-way for the Rt. 28/Rt. 29 interchange.

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 M to establish the Newgate Community Parking District (CPD). The proposed CPD establishment would encompass Awbrey Patent Drive, from Rocky Run Drive to Newton Patent Drive; Great Rocky Run, from Awbrey Patent Drive to William Carr Lane; Harrison House Court, from William Carr Lane to cul-de-sac inclusive; Newgate Tavern Court, from Red House Drive to cul-de-sac inclusive; Newton Patent Drive, from Braddock Road to cul-de-sac inclusive; Red House Drive, from Newton Patent Drive to Triplett Drive; Regimental Court, from Red House Drive to cul-de-sac inclusive; Triplett Drive, from Awbrey Patent Drive to William Carr Lane; William Carr Lane, the entire length of William Carr Lane from cul-de-sac

to cul-de-sac; and prohibit the parking of watercraft, boat trailers, motor homes, and camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4, Sully District. No such Community Parking District shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such District for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-324-1100. (Sully District)

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 M to establish the Franklin Glen Community Parking District (CPD). The proposed CPD establishment would encompass Ashvale Drive, from Tuckaway Drive to cul-de-sac inclusive; Birch Bark Court, from Hidden Meadow Drive to cul-de-sac inclusive; Buckeye Lane, from Springhaven Drive to cul-de-sac inclusive; Canoe Birch Court, from Springhaven Drive to cul-de-sac inclusive; Coralberry Drive, the entire length from cul-de-sac to cul-de-sac; Cotton Top Court, from Plum Dale Drive to cul-de-sac inclusive; Deerberry Court, from Virginia Willow Drive to cul-de-sac inclusive; Elderberry Place, from Springhaven Drive to cul-de-sac inclusive; Franklin Manor Court, from Ashvale Drive to cul-de-sac inclusive; Franklin View Court, from Ashvale Drive to cul-de-sac inclusive; Great Laurel Lane, from Springhaven Drive to Virginia Willow Drive; Hidden Meadow Drive, from Springhaven Drive to the southern boundary of parcel 35-1((04))06E; Honey Locust Court, from Springhaven Drive to cul-de-sac inclusive; Irish Moss Court, from Coralberry Drive to cul-de-sac inclusive; Lillard Court, from Wisteria Way to cul-de-sac inclusive; Majestic Pine Lane, the entire length from cul-de-sac to cul-de-sac; Meadowsweet Drive, from Hidden Meadow Drive to cul-de-sac inclusive; Nodding Pine Court, from Springhaven Drive to cul-de-sac inclusive; Oak Ivy Lane, from Virginia Willow Drive to cul-de-sac inclusive; Peachwood Court, from Hidden Meadow Drive to cul-de-sac inclusive; Pecan Place, from Springhaven Drive to cul-de-sac inclusive; Plum Dale Drive, from Virginia Willow Drive to Thompson Road; Shady Ridge Lane, from Majestic Pine Lane to Coralberry Drive; Springhaven Drive, from Fairfax County Parkway to Canoe Birch Court; Teaberry Court, from Hidden Meadow Drive to cul-de-sac inclusive; Treaty Oak Court, from Wisteria Way to cul-de-sac inclusive; Tuckaway Drive, from Thompson Road to Fairfax County Parkway; Virginia Willow Drive, from Hidden Meadow Drive to Lees Corner Road; Water Birch Court, from Great Laurel Lane to cul-de-sac inclusive; Wisteria Way Court, from Wisteria Way to cul-de-sac inclusive; Wisteria Way, from Plum Dale Drive to cul-de-sac inclusive; and prohibit the parking of watercraft, boat trailers, motor homes, and camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4, Sully District. No such Community Parking District shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such District for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip. Questions

regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-324-1100. (Sully District)

5:00 p.m. Public Hearing on RZ 2004-SU-029(NVP, Inc.) RZ Appl. to rezone from R-1 and WS to R-3 and WS to permit residential development at a density of 2.45 dwelling units per acre (du/ac). Located on the E. side of Wharton La. approx. 50 ft. S. of its intersection with Pickwick Rd. on approx. 3.68 ac. of land. Comp. Plan Rec: 2-3 du/ac. Sully District. Tax Map 54-4 ((1)) 23 and 54-4 ((4)) 3A.

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.

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.