



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Monday**  
**February 27, 2006**

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

---

- 8:30 Joint Meeting of the Board of Supervisors and the Park Authority
- 9:30 Presentations
- 10:00 Report on General Assembly Activities
- 10:15 Presentation of the County Executive's FY 07 Budget
- 10:30 Appointments
- 10:30 Items Presented by the County Executive
- 11:00 Matters Presented by Board Members
- 11:50 Closed Session

3:00 p.m. Public Hearing on SE 2005-LE-026 (Premier RE Fund I LLC) SE Appl. under Sect(s). 9-614 of the Zoning Ordinance to permit two nonconforming commercial structures to convert to commercial condominium. Located at 6120, 6122-6134 Brandon Ave. on approx. 2.89 ac. of land zoned C-6, CRD, HC and SC. Lee District. Tax Map 80-4 ((1)) 1 and 1A.

3:00 p.m. Public Hearing on RZ 2005-LE-027 (Olivet Episcopal Church) RZ Appl. to rezone from R-1, R-2, C-5 and HC to C-2 and HC to permit a place of worship with an overall Floor Area Ratio (FAR) of 0.18. Located in the S.W. quadrant of the intersection of Franconia Rd. and Beulah St. on approx. 2.23 ac. of land. Comp. Plan Rec: Gov./Inst. Lee District. Tax Map 81-3 ((5)) 1B.

3:00 p.m. Public Hearing on RZ 2005-SU-026 (Sully North Investments L.C.) RZ Appl. to rezone from R-1, I-3 and WS to I-5 and WS to permit office use with an overall Floor Area Ratio (FAR) of .5 (an FAR of 0.03 constructed on the area being rezoned). Located on the S. side of Wall Rd. approx. 800 ft. W. of its intersection with Centreville Rd. on approx. 13.54 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 34-2 ((1)) 33 pt. and 34 pt. (Concurrent with SE 2005-SU-023).

3:00 p.m. Public Hearing on SE 2005-SU-023 (Sully North Investments L.C.) SE Appl. under Sect(s). 9-607 of the Zoning Ordinance to permit an increase in building height from 75 ft. up to a maximum of 150 ft. Located on the S. side of Wall Rd. approx. 800 ft. W. of Centreville Rd. on approx. 27.27 ac. of land zoned I-5 and WS. Sully District. Tax Map 34-2 ((1)) 34. (Concurrent with RZ 2005-SU-026).

3:00 p.m. Public Hearing on PCA 84-L-020-20 (Apple Federal Credit Union & Kohl's Department Stores, Inc.) PCA and FDPA Appls. to amend the proffers for RZ 84-L-020 previously approved for commercial retail development to permit an addition to an existing retail building and to add a freestanding building to include a bank with drive-thru, eating establishment, office uses and establishment of a commuter parking lot with an overall Floor Area Ratio (FAR) of 0.28. Located in the N.E. quadrant of the intersection of King Centre Dr. and Sir Viceroy Dr. on approx. 10.55 ac. of land zoned PDC. Comp. Plan Rec: Commercial/Mixed Use. Lee District. Tax Map 91-2 ((1)) 32C and 32E.

3:00 p.m. Public Hearing on SEA 87-L-078 (P.R. Restaurant Inc. and SM Properties Inc., T/A Portales Restaurant) SEA Appl. under Sect(s). 9-609 of the Zoning Ordinance to amend SE 87-L-078 previously approved for parking in an R-District to permit a change in development conditions including a change in hours of operation. Located at 6148 Franconia Rd. on approx. 1.27 ac. of land zoned C-5, R-3 and HC. Lee District. Tax Map 81-3 ((4)) 5A pt. and 5B1.

3:30 p.m. Public Hearing on PCA 2000-SU-032-2 (INOVA Health Care Services) PCA Appl. to amend the proffers for RZ 2000-SU-032 previously approved for commercial development (hospital & related facilities) to permit building additions and site modifications with an overall Floor Area Ratio (FAR) of 0.29. Located S. of Ox Trail, E. of Rugby Rd., N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Comp. Plan Rec: public use. Sully District. Tax Map 45-2 ((1)) 41B and 41L; 45-2 ((2)) 38, 39A, 39B and 46A. (Concurrent with SEA 84-C-076-8).

3:30 p.m. Public Hearing on SEA 84-C-076-08 (INOVA Health Care Services) SEA Appl. under Sect(s). 4-304 of the Zoning Ordinance to amend SE 84-C-076 previously approved for medical care facilities to permit building additions and site modifications. Located at 3500, 3600, 3650, 3676, 3700 and 3760 Joseph Siewick Dr. and 3801 and 3807 Rugby Rd. on approx. 61.82 ac. of land zoned C-3. Sully District. Tax Map 45-2 ((1)) 41B and 41L; 45-2 ((2)) 38, 39A, 39B and 46A. (Concurrent with PCA 2000-SU-032-02).

3:30 p.m. Public Hearing on PCA 1998-PR-027 (Fairfax County Board of Supervisors) PCA Appl. to amend the proffers for RZ 1998-PR-027 previously approved for residential development (at a density of 3.2 dwelling units per acre (du/ac) and library to permit site modifications for the library. Located in the N.W. corner of the intersection of Lynnhaven Pl. and Hunter Mill Rd. on approx. 2.96 ac. of land zoned PDH-4. Comp. Plan Rec: 0.5-1 du/ac. Providence District. Tax Map 47-2 ((54)) B.

3:30 p.m. Public Hearing on SE 2005-MA-030 (Michael P. Haene and Clifford D. Haene) SE Appl. under Sect(s). 9-611 and 9-622 of the Zoning Ordinance to permit quick service food store in a Highway Corridor Overlay District and waivers and modifications in a Commercial Revitalization District (CRD). Located at 5838 Columbia Pl. on approx. 19,184 sq. ft. of land zoned C-5, CRD, HC and SC. Mason District. Tax Map 61-2 ((17)) (A) 15 and 16.

3:30 p.m. Public Hearing on SE 2005-MV-025 (Enterprise Leasing Company D/B/A Enterprise Rent-A-Car) SE Appl. under Sect(s). 5-504 of the Zoning Ordinance to permit a vehicle rental establishment. Located at 7500 Fullerton Rd. on approx. 1.16 ac. of land zoned I-5. Mt. Vernon District. Tax Map 99-1 ((7)) 2A.

3:30 p.m. Public Hearing on SE 2005-MV-024 (Prospect Development Co., Inc.) SE Appl. under Sect(s). 2-904 of the Zoning Ordinance to permit construction of a single family dwelling in a floodplain. Located at 6414 Boulevard View on approx. 12,542 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 83-4 ((2)) (43) 27.

4:00 p.m. A public hearing regarding the proposed restriction of through truck traffic on Wakefield Chapel Road and Guinea Road between Little River Turnpike and Braddock Road, as part of the County's Residential Traffic Administration Program (R-TAP), and in accordance with Section 46.2-809 of the *Code of Virginia*. A possible alternate route for trucks is via Little River Turnpike to the Capital Beltway (I-495) to Braddock Road. Questions regarding this proposed restriction may be directed to the Fairfax County Department of Transportation at 703-324-1100.

4:00 p.m. A public hearing on the matter of amendments to Chapter 7 of the Fairfax County Public Facilities Manual (PFM) and Articles 17 and 20 of Chapter 112 (Zoning Ordinance) of *The Code of the County of Fairfax, Virginia*.

Pursuant to the authority granted by Virginia Code Section 15.2-2241 (LNMB Supp. 2005), the amendments include PFM revisions and revisions to the Zoning Ordinance. The amendments indicate that service drives are not required along Virginia byways, the Dulles International Airport Access Highway, and interstate highways. The proposed amendments also clarify that the Board of Supervisors or the Director of the Department of Public Works and Environmental Services may waive the service drive requirements when the provisions of Par. 2D of Sect. 17-201 of the Zoning Ordinance are met. The proposed amendments also update the definition of a primary highway to include route numbers greater than 7000 as well as route numbers less than 600. The proposed PFM amendments also remove the requirements for streetlights along adopted Virginia byways except at road intersections and commercial entrances and to address safety issues. The proposed PFM amendments also include an editorial change, which adds Planned Residential Mixed Use (PRM) district under the planned development streetlight requirements.

4:00 p.m. A public hearing on the matter of amendments to Chapters 4 and 7 of the Fairfax County Public Facilities Manual (PFM).

Pursuant to the authority granted by Virginia Code Section 15.2-2241, the amendments include PFM revisions. The amendments clarify the pavement design requirements for pipestem driveways, including California Bearing Ratio (CBR) tests and compaction. The amendments also clarify that the approval of the Director must occur prior to construction for alternate equivalent pavement sections and special designs. The amendments revise plate references to bituminous concrete types to current VDOT specifications and standards and clarify where density testing is required on the subgrade of streets.

4:00 p.m. A public hearing regarding the proposed abandonment of a portion of a public road known as Foley Street (Route 1324) (Mount Vernon District).

4:00 p.m. A public hearing regarding the proposed Plan amendment to the S04-III-FC2 (Ridge Top Road) 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 #S04-III-FC2 concerns approx. 25 ac. generally located N. of Rt. 29 between Ridge Top and Waples Mill Rds. (Tax Map 56-2 ((1)) 37, 37A, 39, 72A, 40 (pt.)) in the Fairfax Center Area, Springfield Supervisor District. The area is planned for office mixed-use at 0.4 FAR at the overlay level. The Amendment will consider mixed-use development including high density residential, office and retail use up to 1.4 FAR. 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 office, 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 regarding the proposed conveyance of County-owned property to the Fairfax County Park Authority: These properties include: Tax Map Nos. 5-4((10)) parcel A, 6-3-((17))- parcel A, 28-3-((32))- parcel A, 90-1-((1))-parcel 63C, 90-3-((3)) parcel B, 90-3-((15))-parcel A, 92-4-((11))- parcel A, 72-3-((33))-(B2)parcel B, 81-1-((16))-(B2) parcel C, 81-1-((16))(B4) parcel D, 108-1-((9))-parcel B2, 98-4-((13)) parcel D, 98-4-((13)) parcel E, 39-4-((29)) parcel B, 39-4-((52)) parcel B, 39-4((52)) parcel C1, 39-4-((52)) parcel C2, 39-4-((52)) parcel D, 45-4-((17)) parcel I, 55-2-((6)) parcel A, 55-2-((7)) parcel B, 56-3-((6)) parcel F, 75-3-((8)) parcel E1, 89-4-((26)) parcel B, 45-1-((12))-parcel A, 65-1-((5))-parcel G2, 65-1-((7)) parcel G1, 65-1-((7))parcel H1, and that portion of South Railroad Street between Sandburg Street and 4<sup>th</sup> Place that was vacated on September 12, 2005, by the Fairfax County Board of Supervisors. To obtain a copy of the List of Properties to be conveyed to the Park Authority, please call 703-324-2837.

4:30 p.m. A public hearing regarding the proposed amendment to Chapter 112 (Zoning Ordinance) to receive citizen input on the proposed amendments to *The Code of the County of Fairfax, Virginia* setting forth the provisions applicable to the conversion of rental affordable dwelling units to for-sale affordable dwelling units, including factors related to the control period, ownership of the units, parking, use of amenities, mix of units and administration; extend the control period from 15 years for for-sale units and 20 years for rental units to 30 years for both types of units, with the for-sale units having a renewable term for each resale that occurs within a control period; grant the Fairfax County Redevelopment and Housing Authority the right to purchase any ADU that is offered for resale and establish a 1 ½ percent marketing and transaction allowance for units purchased and resold by the Fairfax County Redevelopment and Housing Authority; eliminate the option for new developments to buy out of the Affordable Dwelling Unit Program after ten years in the rental program; and exclude the floor area for affordable and market rate bonus units from the floor area ratio calculations in the PRM District.

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.*