



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Monday**  
**January 28, 2008**

*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 Presentation of the Don Smith Award  
10:10 Tree Commission Annual Report  
10:25 Appointments  
10:25 Items Presented by the County Executive  
10:55 Matters Presented by Board Members  
11:45 Closed Session

3:00 p.m. Annual Solid Waste Authority Meeting

3:00 p.m. Board Decision on PRC B-846 (JBG/RIC Retail LLC, JBG/RIC LLC) PRC Appl. to approve the PRC Plan associated with DP B-846 to permit high density residential, minor commercial and office service center development. Located at 11800 Sunrise Valley Dr. on approx. 9.96 ac. of land zoned PRC. Comp. Plan Rec: 30 du/ac and Office Uses at a Floor Area Ratio (FAR) of 0.35. Hunter Mill District. Tax Map 17-3 ((3)) 1C and 1D.

3:00 p.m. Public Hearing on PCA 1998-BR-073 (Steuart-Burke Centre Shopping Center, L.L.C.) PCA Appl. to amend the proffers for RZ 1998-BR-073 previously approved for Commercial Development to permit a drive-in bank and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.1. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 2.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail. Braddock District. Tax Map 77-1 ((1)) 64. (Concurrent with PCA 75-8-036-2, DPA C-546-23 and PRC C-546)

3:00 p.m. Public Hearing on PCA 75-8-036-02 (Steuart-Burke Centre Shopping Center, L.L.C.) PCA Appl. to amend the proffers for RZ 75-8-036 previously approved for Commercial Development to permit a drive-in bank and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.24. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 11.0 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail.

Braddock District. Tax Map 77-1 ((1)) 63. (Concurrent with PCA 1998-BR-073, DPA C-546-23 and PRC C-546)

3:00 p.m. Public Hearing on DPA C-546-23 (Steuart-Burke Centre Shopping Center, L.L.C.) DPA Appl. to permit the 23<sup>rd</sup> amendment of the Development Plan for RZ C-546 previously approved for Commercial Development to permit a drive-in bank with an overall Floor Area Ratio (FAR) of 0.25 and associated modifications to site design. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 13.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community and Retail. Braddock District. Tax Map 77-1 ((1)) 63 and 64. (Concurrent with PCA 1998-BR-073, PCA 75-8-036-2 and PRC C-546)

3:00 p.m. Public Hearing on PRC C-546 (Steuart-Burke Centre Shopping Center, L.L.C.) PRC Appl. to approve the PRC plan associated with DPA C-546. Located approx. 500 ft. E. of the intersection of Ox Rd. and Burke Centre Pkwy. on approx. 13.18 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community & Retail. Braddock District. Tax Map 77-1 ((1)) 63 and 64. (Concurrent with PCA 1998-BR-073, PCA 75-8-036-2 and DPA C-546-23)

3:30 p.m. Public Hearing on SE 2006-MA-021 (Thakorlal Mistry et ux & Babubhai S. Mistry et ux) SE Appl. under Sect(s). 2-904 and 9-610 of the Zoning Ordinance to permit uses in a floodplain and a waiver of the minimum district size. Located at 3211 Hallran Rd. on approx. 10,009 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((4)) 14.

3:30 p.m. Public Hearing on SE 2007-MA-013 (PNC Bank, N.A.) SE Appl. under Sect(s). 4-604, 9-611 and 9-622 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District and modifications and waivers in a Commercial Revitalization District. Located at 3516 S. Jefferson St on approx. 41,044 sq. ft. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 62-1 ((1)) 16E pt. (Concurrent with SEA 97-M-024)

3:30 p.m. Public Hearing on SEA 97-M-024 (PNC Bank, N.A.) SEA Appl. under Sect(s). 9-620 and 9-622 of the Zoning Ordinance to amend SE 97-M-024 previously approved for a waiver of sign regulations to permit a reduction in land area and waivers and modifications in a Commercial Revitalization District. Located at 3516 S. Jefferson St. on approx. 23.45 ac. of land zoned C-6, CRD, HC and SC. Mason District. Tax Map 62-1 ((1)) 16E. (Concurrent with SE 2007-MA-013)

3:30 p.m. Public Hearing on PCA 82-P-069-18 (Fair Lakes Center Associates L.P.) PCA Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use development to permit an increase in permitted office and retail uses and site modifications with an overall Floor Area Ratio (FAR) of approx. 0.64. Located on the S. side of Fair Lakes Pkwy. approx. 500 ft. W. of Fair Lakes Cr. on approx. 13.96 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((4)) 12, 16, 19 and 26A (Concurrent with CDPA 82-P-069-05-01)

3:30 p.m. Public Hearing on CDPA 82-P-069-05-01 (Fair Lakes Center Associates L.P.) CDPA Appl. to amend the 5<sup>th</sup> Conceptual Development Plan for RZ 82-P-069 previously approved for mixed use development to permit an increase in permitted office and retail uses and site modifications. Located on the S. side of Fair Lakes Pkwy. approx. 500 ft. W. of Fair Lakes Cr. on approx. 13.96 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((4)) 12, 16, 19 and 26A (Concurrent with PCA 82-P-069-18)

4:00 p.m. Public Hearing on PCA 84-L-020-23 (Kingstowne LL.P., Kingstowne Parcel O L.P.; Kingstowne M & N LP; BP Kingstowne Office Building T, LLC; Kingstowne Towne Center L.P.; BP Kingstowne Office Building K LLC; BP Kingstowne Theatre, LLC) PCA Appl. to amend the proffers for RZ 84-L-020 previously approved for mixed use development to permit two additional buildings, site

modifications and associated modifications to proffers to a portion of the Kingstowne Shopping Center with an overall Floor Area Ratio (FAR) of 1.03. Located in the N.E. and S.E. quadrants of the intersection of Kingstowne Blvd. and Kingstowne Village Pkwy. on approx. 43.37 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Lee District. Tax Map 91-2 ((1)) 26K, 32F, 36B, 36C, 36G, 36H and 36I.

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. The Plan amendment, Area Plans Review (APR) 05-CW-3ED, submitted as part of the 2005-2006 South County APR process, proposes editorial updates to the Lorton South- Route 1 Community Planning Sector in the Lower Potomac Planning District in the Mount Vernon Supervisor District. Copies of the proposed amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380. ADA:

4:00 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 Potters Glen Community Parking District (CPD). The proposed CPD establishment would encompass Potters Lane from Old Franconia Road 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. 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. (Lee District)

4:00 p.m. A public hearing on the matter of the proposed uncodified ordinance that will provide for a temporary taxicab fuel surcharge. The current taxicab rate in the County is \$2.75 for the first 1/5th mile or fraction thereof and for each subsequent 1/5th mile the sum of \$0.35. In addition to the rates, fares and charges otherwise described above, a \$1.00 fuel surcharge per trip is proposed, and that surcharge would become effective following approval by the Board of Supervisors. No such surcharge shall be imposed after October 31, 2008, unless extended by the Board of Supervisors.

4:30 p.m. Public Hearing on AR 98-S-001 (Edith Bierly) Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the S. side of Hampton Rd. approx. 500 ft. W. of its intersection with Ox Rd. on approx. 24.17 ac. of land zoned R-1. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Approve. Springfield District. Tax Map 106-1 ((1)) 14Z and 16Z; 106-1 ((3)) 9Z, 10Z and 18Z.

4:30 p.m. Public Hearing on AA 89-D-001 (The Eagle Family Limited Partnership) Local A&F District Amendment Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 8008 Georgetown Pi. on approx. 80.9 ac. of land zoned R-E. A&F District Advisory

Committee Rec.: Approve. Planning Commission Rec.: Approve. Dranesville District. Tax Map 20-2 ((1)) 8Z, 13Z, 14Z and 48Z; 20-2 ((13)) 4Z and 5Z.

4:30 p.m. Public Hearing on SE 2007-SU-012 (Patrice E. McGinn) SE Appl. under Sect(s). 9-610 of the Zoning Ordinance to permit a waiver of minimum lot width. Located at 11928 Waples Mill Rd. on approx. 2.0 ac. of land zoned R-1. Sully District. Tax Map 46-1 ((1)) 32.

4:30 p.m. Public Hearing on PCA 90-L-055 (Beulah Street II, LLC) PCA Appl. to amend the proffers for RZ 90-L-055 previously approved for office use to permit change in building type and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.34. Located in the N.W. quadrant of the intersection of Grovedale Dr. and Beulah St. on approx. 4.85 ac. of land zoned C-2 and HC. Comp. Plan Rec: Office. Lee District. Tax Map 81-3 ((5)) 17C and 17D.

4:30 p.m. Public Hearing on PCA 93-Y-002-02 (Van L.L.C.) PCA Appl. to amend the proffers for RZ 93-Y-002 previously approved for commercial development to permit enlargement of existing fast food restaurant with an overall Floor Area Ratio (FAR) of .08 and associated modifications to proffers and site design. Located in the N.W. quadrant of the intersection of Centreville Rd. and Upperridge Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 54-4 ((5)) 1A. (Concurrent with SEA 93-Y-005-03)

4:30 p.m. Public Hearing on SEA 93-Y-005-03 (Van L.L.C.) SEA Appl. under Sect(s). 4-804, 7-607 and 9-611 of the Zoning Ordinance to amend SE 93-Y-005 previously approved for a fast food establishment in a Highway Corridor Overlay District to permit a building addition, associated modifications to site design and development conditions. Located at 5931 Fort Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC and WS. Sully District. Tax Map 54-4 ((5)) 1A. (Concurrent with PCA 93-Y-002-02)

---

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.