



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
July 31, 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.

9:30 Presentations

10:00 Appointments

10:00 Items Presented by the County Executive

10:30 Matters Presented by Board Members

11:15 Closed Session

3:00 p.m. Public hearing on PCA 2006-MV-005 (Pace-Boswell Associates, LLC) PCA Appl. to establish proffers on the site and approve waivers and modifications in a Commercial Revitalization District (CRD) with an overall Floor Area Ratio (FAR) of 0.22. Located in the N.E. quadrant of the intersection of Boswell Ave. and Richmond Hwy. on approx. 2.01 ac. of land zoned C-8, R-2, HC and CRD. Comp. Plan Rec: Office use up to .50 FAR Mt. Vernon District. Tax Map 102-1 ((7)) (4) 26, 28 and 30. (Concurrent with SE 2006-MV-001).

3:00 p.m. Public hearing on SE 2006-MV-013 (Pace-Boswell Associates, LLC) SE Appl. under Sect(s). 9-616 of the Zoning Ordinance to permit a driveway for uses in a commercial district. Located at 2908 Boswell Ave. on approx. 22,500 sq. ft. of land zoned R-2 and HC. Mt. Vernon District. Tax Map 102-1 ((7)) (4) 30. (Concurrent with PCA 2006-MV-005 and SE 2006-MV-001).

3:00 p.m. Public hearing on SE 2006-MV-001 (Pace-Boswell Associates, LLC) SE Appl. under Sect(s). 4-804 of the Zoning Ordinance to permit a drive-thru pharmacy, waiver of minimum open space and lot width requirements and waivers and modifications in a Commercial Revitalization District, (CRD). Located at 7629 and 7635 Richmond Hwy. on approx. 1.49 ac. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 102-1 ((7)) (4) 26 and 28. (Concurrent with PCA 2006-MV-005).

3:00 p.m. Public hearing on RZ 2005-PR-040 (Watermark Two, LLC) RZ Appl. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.6 dwelling units per acre (du/ac) and waivers of minimum district size and open space requirements. Located in the S.W. quadrant of the intersection of Citrine Dr. and Topaz St. on approx. 24,203 sq. ft. of land. Comp. Plan Rec: 1-2 du/ac; option for 4-5 du/ac. Providence District. Tax Map 48-2 ((7)) (34) 13.

3:00 p.m. Public hearing on PCA 2003-SU-040 (WMH, LLC) PCA Appl. to amend the proffers for RZ 2003-SU-040 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 0.17 to permit proffer modifications. Located in the S.W. quadrant of the intersection of

Westfields Blvd. and Sully Rd. and E. of Stonecroft Blvd. on approx. 3.0 ac. of land zoned C-6, AN and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3 ((6)) 21A2.

3:00 p.m. Public hearing on PCA-C-696-06 (OTO Development, LLC) PCA Appl. to amend the proffers for RZ C-696 previously approved for mixed use to include a convention center, office space and research and development to permit mixed use, (including two hotels) at an overall Floor Area Ratio (FAR) of 0.82. Located in the N.E. and S.E. quadrants of the intersection of Sunrise Valley Dr. and Dulles Station Blvd. on approx. 11.84 ac. of land zoned PDC. Comp. Plan Rec: Mixed use. Hunter Mill District. Tax Map 15-4 ((5)) 3pt., 4 and 5pt.

3:00 p.m. Board decision to consider proposed revisions to Countywide Transportation recommendations of the Comprehensive Plan for Fairfax County, VA, #S01-CW-17CP, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Board of Supervisors will consider a Plan Amendment proposal that revises the Transportation section of the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia, to reflect current travel demand forecasts and approaches and to address future transportation challenges in Fairfax County. Significant proposed revisions to transportation policies and objectives include increased emphasis on use of public transportation, inclusion of on-road bicycle routes, addition of an objective on transportation demand management, deletion of an objective on aviation, addition of an appendix on types of transit services and facilities, addition of an appendix on trail classification, revision to appendices on roadway classification, addition of typical cross sections to appendix on right-of-way requirements, and addition of policy on context-sensitive solutions in roadway design. The Plan Amendment proposes revisions to the Transportation Plan Map, designating planned new and improved roadways, interchanges, transit facilities, commuter parking lots, and other transportation facilities throughout the County. Proposed revisions to the Transportation Plan Map are:

- Increase the number of planned lanes from 8+ (HOV) to 10+ (HOV) on I-95 from the Springfield Interchange to the Wilson Br. and from 8+ (HOV) to 12 on I-495 from I-95/I-395 to the American Legion Br., from 8 to 10 on Rte. 28 from I-66 to the Loudoun Cty. line, from 6 to 8 on Rte. 28 from I-66 to Prince William Cty. Line, new 4 lane arterial (Manassas Battlefield Bypass) from Rte. 29 to Prince William Cty. Line, from 4 to 6 on Fairfax County Pkwy. from Baron Cameron Ave. to Rte. 7 and from Rte. 123 to Sydenstricker Rd.; from 2 to 4 on Silverbrook Rd. from Rte. 123 to Hooes Rd.; and from 2 to 4 on Lee Road from Rte. 50 to Willard Rd.;
- Decrease the number of planned lanes from 8 to 6 on Rte. 1 from I-495 to N. Buckman/Mt. Vernon Hwy., from 6 to 4 on Lorton Rd. from Silverbrook Rd. to Furnace Rd., and from 4 to 2 on Furnace Rd. from Lorton Rd. to Landfill Rd.;
- Add a rail station in Tysons Corner (for a total of 4 stations in Tysons Corner);
- Add the HOV lanes designation to Rte. 28 and Fairfax County Pkwy.;
- Add the HOT lanes designation to the I-495, I-95, and I-395;
- Add interchanges at Fairfax County Pkwy./Shirley Gate Rd./Popes Head Rd.; Fairfax County Pkwy/ John J. Kingman Rd.; and Route 1/ Belvoir Rd.;
- Remove interchanges at Rte. 236/Annandale Rd. and Rte. 1/Woodlawn Rd.;
- Add an overpass at Rte. 236/Annandale Rd.;
- Add the Enhanced Public Transportation Corridor designation to Rte. 7, Rte. 1 south of the Fairfax County Pkwy. to the County line, and from the Franconia-Springfield Metrorail station following the I-95/Loisdale/existing rail line corridor, including the existing rail line spur to Fort Belvoir;
- Add the LRT/BRT (Light Rail Transit/Bus Rapid Transit) designation to Rte. 1;
- Add the Metrorail designation to I-66;
- Add a commuter parking lot in the Braddock Rd. corridor west of I-495;
- Remove a transit transfer station on Telegraph Rd.

Suggestions received from the public and included in the *Public Input and Responses Report* posted on the project website will also be considered as part of this public hearing. These include consideration of a reduction of lanes on Elm Place, Morgan Lne., Hunter Mill Rd., McLearen Rd., and Wiehle Ave. The Plan Amendment also revises transportation recommendations in each Area Plan volume consistent with the adopted Fairfax County Transportation Plan Map. Copies of the proposed Amendment and staff report may be found on the Transportation Plan Update webpage at <http://www.fairfaxcounty.gov/fcdot/transplanupdate.htm> or obtained or viewed at the Dept. of Transportation, 10th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, two weeks prior to the public hearing. Any questions may be directed to the Dept. of Transportation at 703-324-1100.

3:30 p.m. Public hearing on RZ 2005-LE-032 (Sharon Chapel, LLC) RZ Appl. to rezone from R-2 to PDH-3 to permit residential development at a density of 2.0 dwelling units per acre (du/ac). Located in the N.W. quadrant of the intersection of Sharon Chapel Rd. and Telegraph Rd. on approx. 6.19 ac. of land. Comp. Plan Rec: 2-3 du/ac. Lee District. Tax Map 82-4 ((1)) 34.

3:30 p.m. Public hearing on SEA 82-V-012-5 (INOVA Health Care Services) SEA Appl. under Sect(s). 4-304 of the Zoning Ordinance to amend SE 82-V-012 previously approved for a medical care facility to permit building additions and site modifications. Located at 2501 Parkers La. on approx. 26.37 ac. of land zoned C-3. Mt. Vernon District. Tax Map 102-1 ((1)) 4pt.

3:30 p.m. Public hearing on AR 89-S-005-02 (William G. Murray, Trustee of Trust U/W of Jones D. Jasper) Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the W. side of Wolf Run Shoals Rd. approx. 750 Ft. S. of its intersection with Chapel Rd. on approx. 80.84 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Springfield District. Tax Map 86-2 ((1)) 20Z and 21Z.

3:30 p.m. Public hearing on AR 89-S-004-02 (Eugene D. Foster and Virginia N. Foster) Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 13401 Twin Lakes Dr. on approx. 25.51 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Springfield District. Tax Map 66-3 ((1)) 3Z, 4Z, 5Z, 6Z and 21Z.

3:30 p.m. Public hearing on AR 89-S-003-02 (Thomas E. Reed & Madeleine S. Reed) Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 12801 Popes Head Rd. on approx. 43.00 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after July 13, 2006 to obtain the recommendation. Springfield District. Tax Map 66-4 ((1)) 11Z, 17Z and 18Z.

4:00 p.m. Public hearing on SE 2006-SU-006 (Colonial Pipeline Company) SE Appl. under Sect(s). 3-304 and 6-105 of the Zoning Ordinance to permit a petroleum product distribution station and transmission line. Located N.W. of McLearen Rd. on approx. 1.96 ac. of land zoned R-3, PDH-3 and WS. Sully District. Tax Map 25-3 ((4)) B1 pt. and 25-3 ((10)) C pt.

4:00 p.m. Public hearing on SEA 01-M-017 (Arlington Virginia Federal Credit Union) SEA Appl. under Sect(s). 7-607 of the Zoning Ordinance to amend SE 01-M-017 previously approved for a vehicle sale, rental and ancillary service establishment to permit a drive-in bank (credit union) in a Highway Corridor Overlay District, and to delete vehicle sale, rental and ancillary service

establishment. Located at 5666 Columbia Pi. on approx. 1.58 ac. of land zoned C-8, CRD, HC and SC. Mason District. Tax Map 61-2 ((1)) 83, 84 and 84A.

4:00 p.m. A public hearing under provisions of Va. Code Secs. 15.2-2204 and 15.2-2232, as amended, on Application 2232-Y06-11 by the Fairfax County Redevelopment and Housing Authority to construct 30 units of magnet housing (for persons participating in professional training programs) and a training facility at 12114 and 12116 Lee Jackson Memorial Highway, Fairfax. Tax Map 46-3 ((1)) 9 and 9A. Sully District. Area III. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA.

4:00 p.m. A public hearing regarding the conveyance of a 35,417 square foot portion of County-owned property that is currently a portion of two parcels of land identified on the Fairfax County Real Property Identification Maps ("Tax Map") as 96-2-01 Parcels 26-B and 26-C to Virginia Department of Transportation for improvements to Route 123

4:30 p.m. A public hearing on the matter of amendments to Chapter 118 (Chesapeake Bay Preservation Ordinance) of *The Code of the County of Fairfax, Virginia* (County Code) and to the Public Facilities Manual. The proposed amendments address issues related to: reclassification of streams from perennial to intermittent. Proposed changes to the Public Facilities Manual's technical requirements for reclassification of perennial streams will better define what observational data is necessary to support a reclassification and under what conditions such observations may be made. Proposed amendments to the Chesapeake Bay Preservation Ordinance include a requirement for notification of adjoining property owners, homeowner's and civic associations, the district Board Member, and Board Chairman that a study to reclassify a stream from perennial to intermittent has been submitted, a change in the definition of "water body with perennial flow" that includes relocation of parts of the existing definition elsewhere in the ordinance, and optional language requiring notification of the County and the above parties of a property owner's intent to submit a reclassification study.

4:30 pm. A public hearing to consider the proposed abandonment of a portion of Jocelyne Court. The road is located on Tax Map 36-3 and is described and shown on the metes and bounds schedule dated May 9, 2006, and the plat dated May 10, 2006, prepared by Harold A. Logan Associates PC, each of which are on file with the Fairfax County Department of Transportation, Suite 1034, 12055 Government Center Parkway, Fairfax, Virginia 22035, Telephone Number (703) 324-1145. Sully District.

4:30 p.m. A public hearing to consider the proposed adoption of an ordinance amending Appendix G, of *The Code of the County of Fairfax, Virginia*, to expand the Lake Braddock Residential Permit Parking District, District 5. The proposed amendment will expand the District boundaries to include the following street block: Tilia Court (Route 6449). Braddock District.

4:30 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 \$.35. In addition to the rates, fares and charges otherwise described above, a surcharge of up to \$1.50 per trip is proposed, and that surcharge would become effective following approval by the Board of Supervisors. No such surcharge shall be imposed after January 31, 2007, unless extended by the Board of Supervisors.

4:30 p.m. A public hearing to consider to consider the proposed abandonment of a public road known as Wimsatt Road, for its entire length, from Backlick Road to its terminus, a distance of 2,494.49 feet, with a total area of 137,423 square feet, pursuant to Virginia Code § 33.1-151. The road is located on Tax Maps 80-1 and 80-2, and is described in the description of part of Wimsatt Road (Route 707) to be abandoned (Outlot 10A), description of part of Wimsatt Road (Route 707) to be abandoned (Outlot 13A1), description of part of Wimsatt Road (Route 707) to be abandoned (Outlot 17A), and description of part of Wimsatt Road (Route 707) to be abandoned (Outlot 10B), all dated May 18, 2006, and shown on the Plat Showing Abandonment of Wimsatt Road Rt. 707 and Dedication of Various Easements prepared by Dewberry & Davis LLC, dated December, 2005, revised through June 2, 2006, all of which are on file with the Fairfax County Department of Transportation, Suite 1034, 12055 Government Center Parkway, Fairfax, Virginia, 22035, Telephone Number 324-1135. Braddock District.

5:00 p.m. Public Hearing on SE 2005-HM-010 (Walker FLP Limited Partnership) SE Appl. under Sect(s). 5-304 and 9-607 of the Zoning Ordinance to permit a hotel and increase in building height from 75ft. up to a maximum of 123 ft. Located in the S.W. quadrant of the intersection of the Dulles Toll Rd. and Hunter Mill Rd. on approx. 8.50 ac. of land zoned I-3. Hunter Mill District. Tax Map 18-3 ((1)) 7B and 7G pt.

5:00 p.m. Public Hearing on RZ 2003-MV-036 (Roubin Associates, L.L.C. and Mary Anne Pearson Sanko Revocable Trust) RZ Appl. to rezone from R-1 to I-4 or I-5 to permit industrial development with an overall Floor Area Ratio (FAR) up to 0.50. Located on the S. side of Newington Rd. at its intersection with Loisdale Rd. and at the N. terminus of Terminal Rd. on approx. 6.39 ac. of land. Comp. Plan Rec: Industrial. Mt. Vernon District. Tax Map 99-1 ((1)) 5E.

3:30 p.m. Public Hearing on PCA-C-403-02 (Washington Square Homes Association) PCA Appl. to amend the proffers for RZ C-403 previously approved for residential development to permit a modification of approved proffers to change the active recreation facilities within the existing development constructed at an overall density of 6.8 dwelling units per acre (du/ac). Located 350 ft. W. of the intersection of Pohick Rd. and Waldren Dr. on approx. 12,960 sq. ft. of land zoned R-8. Comp. Plan Rec: 5-8du/ac. Mt. Vernon District. Tax Map 108-1 ((8)) A pt.

5:00 p.m. Public hearing on RZ 2005-MV-001 (Brookfield Ridge Road LLC) RZ Appl. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac). Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Mt. Vernon District. Tax Map 89-4 ((1)) 56, 57A and 69.

5:00 p.m. Joint Public Hearing with the Virginia Department of Transportation (VDOT) on the Proposed Six-Year Virginia Department of Transportation Secondary System Construction Program for Fiscal Years 2007 through 2012 and Construction Budget for Fiscal Year 2007.

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.