



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
June 5, 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
11:35 Closed Session

3:00 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.

3:00 p.m. Public Hearing on RZ 2005-DR-009 (Winchester Homes, Inc.) RZ Appl to rezone from R-1 to PDH-3 to permit residential development at a density of 2.34 dwelling units per acre (du/ac). Located on the S. side of Lewinsville Rd. approx. 200 ft. W. of its intersection with Spring Hill Rd. on approx. 8.11 ac. of land. Comp. Plan Rec: 2-3 du/ac. Dranesville District. Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt., 36, 37, 37A, 38, 39, 40B, 41 and a portion of Gordon La. and Odricks La. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Gordon La. and Odricks La. to proceed under Section 33.1-151 of the Code of Virginia).

3:00 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.

3:00 p.m. Public Hearing on SE 2005-SP-033 (West Village, Inc./New Cingular Wireless PCS, LLC.) SE Appl. under Sect(s). 3-204 of the Zoning Ordinance to permit a telecommunications facility. Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Springfield District. Tax Map 89-4 ((5)) A.

3:00 p.m. Public Hearing on SEA 2002-MV-028 (Scott A. and Phyllis P. Crabtree) SEA Appl. under Sect(s). 2-904 of the Zoning Ordinance to amend SE 2002-MV-028 previously approved for residential use in a floodplain to permit a change in development conditions to clarify fill and elevations and associated conditions. Located at 8019 East Blvd. Dr. on approx. 1.34 ac. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((1)) 35A. Also under consideration will be the applicant's request for an exception # 15043-WRPA-002-1 under Section 118-6-7 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax for construction within the Resource Protection Area.

3:00 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. Plan Amendment # 04-III-1FC concerns approx. 35 ac. generally located at the northwest corner of Route 50 and Fair Ridge Drive (Tax Map 46-3 ((1)) 15A and 15B) in the Sully Supervisor District. The area is planned for office and public facilities at .15 FAR at the overlay level, with an option for hotel use up to .15 FAR. The Amendment will consider a mix of office, retail, public facilities and institutional use (church) up to .25 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, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. . Any questions may be directed to the Planning Div. at 703-324-1380.

3:30 p.m. Public Hearing on RZ 2005-MV-029 (INOVA Health Care Services) RZ Appl. to rezone from R-1 and C-8 to C-3 to permit commercial development (office) with an overall Floor Area Ratio (FAR) of 0.20. Located in the S.E. quadrant of the intersection of Lorton Rd. and Sanger St. on approx. 14.55 ac. of land. Comp. Plan Rec: Office. Mt. Vernon District. Tax Map 107-4 ((1)) 75A, 77-82.

3:30 p.m. Public Hearing on PCA 1998-HM-020 (Cedar Chase at Great Falls Owners Association, Inc.) PCA Appl. to amend the proffers for RZ 1998-HM-020 previously approved for residential development at a density of 1.0 dwelling units per acre (du/ac) to permit the deletion of a proffered trail. Consisting of right-of-way on Cedar Chase Rd. located approx. 300 ft. S.W. of the intersection of Leesburg Pi. and Reston Ave. on approx. 3.27 ac. of land zoned PDH-1. Comp. Plan Rec: .5 - 1.0 du/ac. Hunter Mill District. Tax Map 011-2 ((18)) B.

3:30 p.m. Public Hearing on SE 2005-MA-035 (Rock Creek 4810 Beauregard, LLC) SE Appl. under Sect(s). 9-614 of the Zoning Ordinance to permit a non-conforming office condominium conversion. Located at 4810 Beauregard St on approx. 30,371 sq. ft. of land zoned C-8 and HC. Mason District. Tax Map 72-4 ((1)) 7.

3:30 p.m. A public hearing regarding the leasing of a portion of County-owned property at Laurel Hill (Tax Map No. 1064 — ((1)) — 0058) to the Lorton Arts Foundation, Inc. (Mount Vernon District).

4:00 p.m. A public hearing 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. At this public hearing, 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 12 on I-95 from the Springfield Interchange to the Wilson Br. and 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 Rte. 1 from N. Buckman/Mt. Vernon Hwy. to Ft. Belvoir, 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 interchange at Fairfax County Pkwy./Shirley Gate Rd./Popes Head 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., McLearn 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. ADA:

4:00 p.m. 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 Orange Hunt Community Parking District (CPD). The proposed CPD would encompass Conservation Drive from South of Brian Michael Court to Antelope Place, Cottontail Court from Conservation Drive to Game Lord Drive, Cutting Horse Court from Conservation Drive to cul-de-sac inclusive, Huntsman Boulevard from Old Keene Mill Road to Spelman Drive, Red Jacket Road from Huntsman Boulevard to cul-de-sac inclusive, and Setter Place from Conservation Drive to cul-de-sac inclusive, and would 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, Springfield District. No such CPD 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. (Springfield District)

4:00 p.m. 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 expand the Stone Creek Crossing Community Parking District (CPD). The proposed CPD expansion would encompass Fields Brigade Road from the existing western boundary of the Stone Creek Crossing CPD south of Walnut Cove Circle to Monument Drive 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, Springfield District. No such CPD 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. (Springfield District)

4:00 p.m. Public hearing on the proposed acquisition of certain land rights necessary for the construction of Project X00826 (D017) - Alps Drive Sanitary Sewer Extension and Improvement. (Dranesville District)

4:00 p.m. Public hearing on a proposed amendment to Chapter 3, Articles 2, 3, and 7, of the Code of the County of Fairfax to establish Benefit Restoration Plans for the members of the Employees', Uniformed, and Police Officer Retirement Systems for the purpose of offsetting any benefit reductions caused by the limits in Section 415(b) of the Internal Revenue Code.

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.