



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
March 12, 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/gov/bos/bdagenda/schedule.htm> by the Friday prior to each Monday meeting.

- 8:30 Joint Meeting with the Library Board
- 9:30 Presentations
- 10:00 Presentation of the Volunteer Fire Commission Annual Report
- 10:20 Presentation of Fairfax County Economic Development Authority Annual Report
- 10:40 Items Presented by the County Executive
- 11:10 Matters Presented by Board Members
- 12:00 Closed Session

3:30 p.m. Public Hearing on RZ 2006-HM-023 (PSR, LLC) RZ Appl. to rezone from R-1 to R-3 to permit residential development at a density of 1.6 dwelling units per acre (du/ac). Located N. of Sideling Ct. and on the W. side of Beulah Rd. on approx. 1.25 ac. of land. Comp. Plan Rec: 2-3 du/ac. Hunter Mill District. Tax Map 38-2 ((1)) 4.

3:30 p.m. Public Hearing on PCA 2003-HM-046 (Woodland Park Crossing Retail, LLC) PCA Appl. to amend the proffers for RZ 2003-HM-046 previously approved for mixed use development to permit proffer changes to phasing and site design with an overall Floor Area Ratio (FAR) of 0.70. Located in the N.W. quadrant of the intersection of Sunrise Valley Dr. and Woodland Pointe Ave. on approx. 8.14 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Hunter Mill District. Tax Map 16-4 ((23)) C and R.

3:30 p.m. Public Hearing on PCA 2002-PR-008-02 (The Christopher Companies DBA Christopher Management, Inc.) PCA Appl. to amend the proffers for RZ 2002-PR-008 previously approved for residential development to permit changes to approved proffers at a density of 4.48 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Swanee La. and Opal Dr., S. of Topaz St. and E. of Zimple Dr. on approx. 1.39 ac. of land zoned PDH-5. Comp. Plan Rec: 1-2 du/ac with option for 4-5 du/ac. Providence District. Tax Map 48-2 ((32)) 12 – 16, 19-23 and 47.

3:30 p.m. Public Hearing on PCA 91-Y-010-04 (SKY06, LLC) PCA Appl. to amend the proffers, conceptual and development plan for RZ 91-Y-010 previously approved for mixed use development to add a private school of special education, fast food restaurant and associated modifications to

proffers and site design with an overall Floor Area Ratio (FAR) of 0.07. Located within Centre Ridge Shopping Center at 6206 Multiplex Dr. on approx. 2.19 ac. of land zoned PDC and WS. Comp. Plan Rec: 16-20 du/ac. Sully District. Tax Map 65-1 ((10)) 6.

3:30 p.m. Public Hearing on SE 2006-PR-019 (Virginia International University) SE Appl. under Sect(s). 5-404 of the Zoning Ordinance to permit a college/university. Located at 3957 Pender Dr. on approx. 11.0 ac. of land zoned I-4. Providence District. Tax Map 57-1 ((1)) 10.

4:00 p.m. A public hearing regarding proposed adoption of an ordinance, pursuant to Virginia Code Section 15.2-2272(2), vacating apart of the Plat Showing Easement and Dedication for Future Public Street Purposes Lot 93-B Braddock Hills, Mason Magisterial District, Fairfax County, Virginia, recorded in Deed Book 3050 at Page 452, on which is shown an area dedicated for future public street purposes, consisting of 19,819 square feet located on Tax Map 7 1-2, and is described and shown on a metes and bounds description, dated February 28, 2006, and plat titled "Plat Showing the Vacation of Public Street Dedication Deed Book 3050 Page 446 Previous Being Part of Lot 93-B Braddock Hills Deed Book 2054 Page 132," dated March 2006, each of which were prepared by Charles P. Johnson & Associates, Inc., and are on file in the Fairfax County Office of Transportation, 12055 Government Center Parkway, Suite 1034, Fairfax, Virginia 22035, telephone 703-324-1100.

4:00 p.m. A public hearing Virginia to make determinations regarding a proposed Spot Blight Abatement Ordinance for 6510 Rock A By Road in accordance with Virginia Code Annotated § 36-49.1:1 (LNMB Supp. 2003). The Blight Abatement Case concerns blighted structure(s) located at 6510 Rock A By Road in Virginia on approximately 1.5 acres of land, in the Alexandria area of the County, in the Lee District. The blight abatement plan is to demolish the structure (s), clear the lot and collect costs of blight abatement, including County overhead, from the owner of the property, Tax Map No. 092-1-((01))-0036. Copies of the proposed Blight Abatement Ordinance for the subject property may be obtained from the Department of Housing and Community Development (HCD), 3700 Pender Drive, Fairfax, VA 22030. Questions regarding the plan may be directed to the Blight Abatement Program, Design, Development and Construction Division of HCD, at 703-246-5179. Office hours are 8:00 a.m. to 4:30 p.m.

4:00 p.m. A public hearing to make determinations regarding a proposed Spot Blight Abatement Ordinance for 7705 Kelly Ann Court in accordance with Virginia Code Annotated § 36-49.1:1 (LNMB Supp. 2003). The Blight Abatement Case concerns blighted structure(s) located at 7705 Kelly Ann Court in Virginia on approximately 5.0003 acres of land, in the Fairfax Station area of the County, in the Springfield District. The blight abatement plan is to demolish the structure(s), clear the lot and collect costs of blight abatement, including County overhead, from the owner of the property, Tax Map No. 096-1-((03))-03-0001. Copies of the proposed Blight Abatement Ordinance for the subject property may be obtained from the Department of Housing and Community Development (HCD), 3700 Pender Drive, Fairfax, VA 22030. Questions regarding the plan may be directed to the Blight Abatement Program, Design, Development and Construction Division of HCD, at 703-246-5179. Office hours are 8:00 a.m. to 4:30 p.m.

4:00 p.m. A public hearing Virginia to make determinations regarding a proposed Spot Blight Abatement Ordinance for 8505 Sky View Drive in accordance with Virginia Code Annotated § 36-49.1:1 (LNMB Supp. 2003). The Blight Abatement Case concerns blighted structure(s) located at 8505 Sky View Drive in Virginia on approximately 21,781 square feet of land in the Alexandria area of the County, in the Mount Vernon District. The blight abatement plan is to demolish the structure(s), clear the lot and collect costs of blight abatement, including County overhead, from the owner of the property, Tax Map No. 101-3-((10))-0011. Copies of the proposed Blight Abatement Ordinance for the subject property may be obtained from the Department of Housing and Community Development (HCD), 3700 Pender Drive, Fairfax, VA 22030. Questions regarding the plan may be directed to the

Blight Abatement Program, Design, Development and Construction Division of HCD, at 703-246-5179. Office hours are 8:00 a.m. to 4:30 p.m.

4:30 p.m. A public hearing on the matter of amendments to Chapters 2 and 7 of the Fairfax County Public Facilities Manual (PFM), and Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia. The amendments provide that any and all streets that are not constructed to meet the standards necessary for inclusion in the system of state highways, or are not intended for inclusion in the system of state highways, shall be privately maintained and shall not be eligible for acceptance into the system of state highways unless improved to current Virginia Department of Transportation standards with funds other than those appropriated by the General Assembly of Virginia and allocated by the Commonwealth Transportation Board. The amendments also require that a statement to this effect must be included on plans and subdivision plats, which include private streets that are not to be built to Virginia Department of Transportation standards, or are not intended for inclusion in the system of state highways.

4:30 p.m. A public hearing on the matter of amendments to Chapter 104 (Erosion and Sedimentation Control Ordinance) of The Code of the County of Fairfax, Virginia to reflect an amendment to State law approved March 31, 2006. The proposed amendments to the Erosion and Sedimentation Control Ordinance provide that any person engaging in the creation and operation of wetland mitigation banks in multiple jurisdictions in the Commonwealth, which have been approved and are operated in accordance with applicable federal and state guidance, laws, or regulations for the establishment, use, and operation of mitigation banks, pursuant to a permit issued by the Department of Environmental Quality, the Marine Resources Commission, or the U.S. Army Corps of Engineers, may file general erosion and sediment control specifications for wetland mitigation banks annually with the Virginia Soil and Water Conservation Board for review and approval in accordance with Section 10.1-563.E of the Code of Virginia, in lieu of a conservation plan submission to the County.

4:30 p.m. A public hearing on the matter of proposed amendments to incorporate design and construction standards and related plates, plan submission requirements, and requirements for the release of bonds and conservation escrows for 6 Low Impact Development (LID) stormwater management practices into Chapter 6 (Storm Drainage). The 6 practices are: pervious pavement, bioretention filters and basins, vegetated swales, tree box filters, vegetated roofs, and reforestation. The proposed amendments also incorporate a publication reference in Chapter 13 (Structure, Interpretations, Definitions, Abbreviations, & Unit Conversion Tables).

5:00 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 2 Plan Amendment # ST07-CW-1CP. At this public hearing, the Board will consider an amendment to the Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia to add a definition and principles for transit-oriented development. Significant proposed revisions include addition of objective(s) and associated policy(ies) on transit-oriented development, an appendix on guidelines for transit-oriented development and a glossary definition of transit-oriented development. 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.

5:00 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 #S06-III-BR1 concerns approx. 3 ac. generally located on Old Centreville Road, south of Braddock Road (Tax Map Numbers 54-4((1))81, 82 and a portion of 54-4((8))(6)K) in the Sully Supervisor District.

Parcels 54-4((1))81 and 82 are planned for residential use at 16-20 du/ac. Parcel 54-((8))(6)K is planned for Public Park. The Amendment will consider office use up to .30 FAR and Public Park. 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, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

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.