



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
May 7, 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.

- 9:30 Presentations
- 10:00 Items Presented by the County Executive
- 10:30 Matters Presented by Board Members
- 11:20 Closed Session

3:30 p.m. Public Hearing on RZ 2005-LE-021 (Michael V. Curtiss And Joanne M. Curtiss) RZ Appl. to rezone from R-3 to PDH-8 to permit residential development at a density of 7.2 dwelling units per acre (du/ac). Located on the E. side of S. Van Dorn St. opposite its intersection with Crown Royal Dr. on approx. 2.37 ac. of land. Comp. Plan Rec: 5-8 du/ac. Lee District. Tax Map 81-4 ((1)) 37, 38 and 39.

3:30 p.m. Public Hearing on PCA 2003-MV-045 (Gunston Cove Homeowners Association, A Non-Stock Virginia Corporation) PCA Appl. to amend the proffers for RZ 2003-MV-045 previously approved for residential development at a density of 3.86 dwelling units per acre (du/ac) to permit modifications to approved proffers and relocation of previously approved noise wall. Located between Richmond Hwy. and Cranford St., S. of the intersection of Richmond Hwy. and Gunston Cove Rd. on approx. 1.48 ac. of land zoned PDH-5. Comp. Plan Rec: Retail and other with option for 4-5 du/ac. Mt. Vernon District. Tax Map 113-2 ((9)) A.

3:30 p.m. Public Hearing on PCA 85-S-013-04 (Sully Station, LLC) PCA Appl. to amend the proffers for RZ 85-S-013 previously approved for commercial development to permit a drive-in bank with associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located E. of Westfields Blvd., approx. 400 ft. S. of its intersection with Stonecroft Blvd. on approx. 1.26 ac. of land zoned C-5 and WS. Comp. Plan Rec: Retail and Other. Sully District. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 84-S-027-07 and SEA 01-Y-040)

3:30 p.m. Public Hearing on PCA 84-S-027-07 (Sully Station, LLC) PCA Appl. to amend the proffers for RZ 84-S-027 previously approved for residential development with accessory retail to permit the addition of a drive-in bank with associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located E. of Westfields Blvd. S. of Stonecroft Dr. on approx.

13.1 ac. of land zoned PDH-3 and WS. Comp. Plan Rec: Retail and Other. Sully District. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 85-S-013-04 and SEA 01-Y-040)

3:30 p.m. Public Hearing on SEA 01-Y-040 (Sully Station, LLC) SEA Appl. under Sect(s). 4-504 of the Zoning Ordinance to amend SE 01-Y-040 previously approved for a fast food restaurant to permit addition of a drive-in bank within Sully Station Shopping Center. Located E. of Westfields Blvd. S. of Stonecroft Blvd. on approx. 1.26 ac. of land zoned C-5 and WS. Sully District. Tax Map 44-3 ((7)) B3 pt. (Concurrent with PCA 85-S-013-04 and PCA 84-S-027-07)

3:30 p.m.. Public Hearing on SE 2006-SU-024 (Wolseley Investments, Inc.) SE Appl. under Sect(s). 9-621 of the Zoning Ordinance to permit outdoor storage in association with a warehousing establishment in the Sully Historic Overlay District. Located at 13890 Lowe St. on approx. 4.6 ac. of land zoned I-5, HD and WS. Sully District. Tax Map 34-2 ((1)) 17E pt.

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 Compton Village Community Parking District (CPD). The proposed CPD establishment would encompass Compton Village Court, from Compton Village Drive to cul-de-sac inclusive; Compton Village Drive, the entire length of Compton Village Drive from cul-de-sac to cul-de-sac; Maple Rock Court, from Compton Village Drive to cul-de-sac inclusive; Oak Rock Court, from Compton Village Drive 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. Written comments will be accepted. Mail written comments to: The Clerk of the Board of Supervisors, Fairfax County, 12000 Government Center, Parkway, Suite 533, Fairfax, Virginia 22035-0072. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-324-1100. (Sully District)

4:30 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 North Lake Village Community Parking District (CPD). The proposed CPD establishment would encompass North Lake Drive, from Fairfax County Parkway to Tall Timbers 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. 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.

4:30 p.m. A public hearing on amendments to Chapter 7 of the Fairfax County Public Facilities Manual (PFM). The amendments address January 2006 revisions to Appendix B of the Virginia Department of Transportation (VDOT) Road Design Manual regarding subdivision street design standards. Where possible, the proposed amendments refer to the VDOT Road Design Manual or other relevant state manuals rather than restating design standards.

4:30 p.m. A public hearing on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 *Code of the County of Fairfax, Virginia*. The amendment proposes to increase the minimum expenditure per dwelling unit for recreational facilities required in the PDH Planned Development Housing District (Par. 2 of Sect. 6-110), PDC Planned Development Commercial District (Par. 2 of Sect. 6-209) and PRM Planned Residential Mixed Use District (Par. 2 of Sect. 6-409) from \$955 to \$1500. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

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.