



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Monday**  
**October 15, 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.*

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- 9:00 Presentations
- 10:00 Barbara Varon Award
- 10:15 Appointments
- 10:15 Items Presented by the County Executive
- 10:45 Matters Presented by Board Members
- 11:35 Closed Session

3:00 p.m. A public hearing on the matter of amendments to *The Code of the County of Fairfax, Virginia* (County Code) to add a new chapter, Chapter 120 (Tree Conservation Ordinance) and a new appendix, Appendix N (Heritage, Specimen, Memorial, and Street Trees Ordinances) pursuant to the authority and mandates of Va. Code Ann. § 10.1-1127.1. The proposed ordinance defines processes that Fairfax County may use to: identify trees for designation as heritage, specimen, memorial or street trees for preservation; notify tree owners of proposed designations; designate trees with expressed consent of the tree owner; designate trees that may result in the taking of private property; conduct public hearings and adopt ordinances to officially designate heritage, specimen, memorial or street trees for preservation; set in place mechanisms to preserve, maintain, remove and replace designated trees; and, enforce violations of the tree conservation ordinance. In addition, the proposed language defines: relevant terms and specialized vocabulary; ordinance purpose and intent; exemptions to the ordinance; penalties; and, administrative responsibilities.

3:00 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 expand the Green Trails Community Parking District (CPD). The proposed CPD expansion would encompass Coble Laskey Court, from La Petit Place to cul-de-sac inclusive and from La Petit Place to the west end; Darkwood Drive, from Centreville Road to La Petit Place and from La Petit Place to cul-de-sac inclusive; La Petit Place, from Green Trails Boulevard to Darkwood 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. (Sully District)

3:00 p.m. A public hearing vacating a part of the plat of James Magarity Tract, on which is shown Scott's Run Road, recorded in Deed Book 502, at Page 33. A public hearing will also be held on the same date, at the same time, and at the same location, pursuant to Virginia Code §33.1-151, to consider the proposed abandonment of the portion of roadway subject to vacation. The roadway containing approximately 13,160 square feet and is located on Tax Map 30-1 ((9)) Parcels 4 and 4A and is described and shown on the metes and bounds schedules dated April 25, 2007 and a plat prepared by Land Design Consultants, Inc., dated May 2006, both of which are on file with Fairfax County Department of Transportation, 12055 Government Center Parkway, Suite 1034, Fairfax, Virginia, 22035, Telephone Number 703-324-1135.

3:00 p.m. Public Hearing on RZ 2006-PR-028 (Tycon Tower I Limited Partnership, Towers Crescent LLC and Towers Crescent Land LLC) RZ Appl. to rezone from C-4, HC and SC to PDC, HC and SC to permit mixed use development (office, multi-family, residential and retail) with an overall Floor Area Ratio (FAR) of 2.48. Located on the N. side of Towers Crescent Dr. and in the N.W. quadrant of the intersection of Leesburg Pi. and I-495 on approx. 18.05 ac. of land. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 39-2 ((29)) B, 1A1, 1E and 1F.

3:00 p.m. Public Hearing on RZ 2007-SU-005 (John J. Schlick) RZ Appl. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.42 dwelling units per acre (du/ac). Located on the W. side of West Ox Rd. approx. 700 ft. N. of its intersection with Franklin Farm Rd. on approx. 2.11 ac. of land. Comp. Plan Rec: .5-1.0 with an option for 2.0 du/ac. Sully District. Tax Map 35-2 ((1)) 38.

3:30 p.m. Public Hearing on RZ 2005-PR-041 (Merrifield Mixed Use LLC) RZ Appl. to rezone from I-4, I-5 and HC to PRM, PDC and HC to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.39 (Including ADU Bonus). Located on the S. side of Lee Hwy. approx. 500 ft. W. of its intersection with Gallows Rd. on approx. 31.37 ac. of land. Comp. Plan Rec: Town Center Core mixed uses with residential and/or hotel. Providence District. Tax Map 49-3 ((1)) 80A, 80B, 80C, 81A and 82A and portions of public rights-of-way for Hilltop Rd. and Eskridge Rd. to be vacated and/or abandoned. Concurrent with SEA 99-P-008. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Hilltop Rd. and Eskridge Rd. to proceed under Section 15.2-2272 (2) and 33.1-151 of the Code of Virginia).

3:30 p.m. Public Hearing on SEA 99-P-008 (Merrifield Mixed Use LLC) SEA Appl. Under Sect(s). 3-104 of the Zoning Ordinance to permit Alternate Use of a Public Facility to permit parking in a R-District. Located at 3020 Gallows Road on approx. 19.43 ac. of land zoned R-1. Providence District. Tax Map 49-4 ((1)) 14. (Concurrent with RZ 2005-PR-041)

3:30 p.m. Public Hearing on PCA A-936-02/DPA A-936-04 (2222 Colts Neck Road L.L.C.) PCA and DPA Appls. to amend RZ A-936 to permit residential development (independent living facility) and remove church use from approved development plan and associated modifications to proffers and site design at a density of 49.0 dwelling units per acre (du/ac). Located on the W. side of Colts

Neck Rd., E. side of Reston Pkwy. and approx. 1,600 ft. N. of its intersection with Glade Dr. on approx. 4.33 ac. of land zoned PRC. Comp. Plan Rec: 50 du/ac. Hunter Mill District. Tax Map 26-1 ((13)) 1. (Concurrent with PRC A-936)

3:30 p.m. Public Hearing on PRC A-936 (2222 Colts Neck Road L.L.C.) PRC Appl. to approve the PRC plan associated with DPA A-936. Located on the W. side of Colts Neck Rd., E. side of Reston Pkwy. and approx. 1,600 ft. N. of its intersection with Glade Dr. on approx. 4.33 ac. of land zoned PRC. Comp. Plan Rec: 50 du/ac. Hunter Mill District. Tax Map 26-1 ((13)) 1. (Concurrent with PCA A-936-02 and DPA A-936-04)

3:30 p.m. Public Hearing on AF 2007-SU-001 (Lisa Fink – Butler (Executor Of Estate Of Juanita F. Smith)), Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 15407, 15415 and 15511 Compton Rd. on approx. 28.66 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 October 11, 2007 to obtain the recommendation. Sully District. Tax Map 64-3 ((1)) 13A, 14A and 20A.

3:30 p.m. Public Hearing on RZ 2007-PR-001 (DSF/Long Metro II, LLC And DSF/Longmetro III, LLC), RZ Appl. to rezone from PRM, I-4 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.41. Located in the S.E. and S.W. quadrants of the intersection of Prosperity Ave. and Merrilee Dr. and W. side of Gallows Rd. on approx. 14.27 ac. of land. Comp. Plan Rec: Mixed Use up to 1.8 FAR and 2.25 FAR. Providence District. Tax Map 49-1 ((16)) 14, 15 and 16; 49-1 ((29)) All Parcels; 49-1 ((30)) All Parcels and 49-2 ((1)) 18 and 19.

3:30 p.m. Public Hearing on SE 2007-SP-009 (Trustees of Christ United Methodist Church) SE Appl. under Sect(s). 3-C04 of the Zoning Ordinance to permit a church and nursery school with a total enrollment of no more than 150 children at one time and a private school of general education with a total enrollment of 250 students. Located at 7600 Ox Rd. on approx. 24.58 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-2 ((1)) 2, 4A, 4B, 4C and 4D.

4:00 p.m. Public Hearing on RZ 2006-SU-025 (Commonwealth Centre Investors, LLC & Commonwealth Centre Investors II, LLC) RZ and FDP Appls. to rezone from I-3 and WS to PDC and WS to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.32. Located in the N.E. quadrant of Westfields Blvd. and N. of the intersection of Sully Rd. and Westfields Blvd. on approx. 100.81 ac. of land. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-1 ((1)) 6, 6B, 6C, 6D and Newbrook Drive public right-of-way to be vacated. (Concurrent with PCA 78-S-063-5) (Approval of this application may enable the vacation of portions of the public right-of-way for Newbrook Drive to proceed under Section 15.2-2272 of the Code of Virginia).

4:00 p.m. Public Hearing on PCA 78-S-063-5 (Commonwealth Centre Investors, LLC & Commonwealth Centre Investors II, LLC) PCA Appl. to amend the proffers for RZ 78-S-063 previously approved for industrial development to permit deletion of land area for inclusion in RZ 2007-SU-025. Located in the N.E. quadrant of Westfields Blvd. and N. of the intersection of Sully Rd. and Westfields Blvd. on approx. 97.6 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-1 ((1)) 6, 6B, 6C, and 6D. (Concurrent with RZ 2006-SU-025)

4:00 p.m. Public Hearing on AA 83-S-004 (Lee J. Vazquez, Nadine Vazquez, Jeff Waters) Local A&F District Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located on the W. side of Newman Rd. and S. side of Popes Head Rd. on approx. 205.14 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 October 11, 2007 to obtain the recommendation. Springfield District. Tax Map 66-4 ((1)) 21Z; 75-2 ((1)) 5Z and 19Z.

4:00 p.m. Public Hearing on PCA 82-P-069-17 (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 residential development as a permitted use and site modifications with an overall Floor Area Ratio (FAR) of approx. 1.30. Located on the N. side of Fair Lakes Cr. approx. 300 ft. S.W. of Fair Lakes Pkwy. on approx. 8.37 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 6A, 8A1 pt. and 8A2. (Concurrent with CDPA 82-P-069-03-03)

4:00 p.m. Public Hearing on CDPA 82-P-069-03-03 (Fair Lakes Center Associates L.P.) CDPA Appl. to amend the 3<sup>rd</sup> Conceptual Development Plan for RZ 82-P-069 previously approved for mixed use development to permit residential development as a permitted use and site modifications. Located on the N. side of Fair Lakes Cr. approx. 300 ft. S.W. of Fair Lakes Pkwy. on approx. 8.37 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 6A, 8A1 pt. and 8A2. (Concurrent with PCA 82-P-069-17)

4:00 p.m. Public Hearing on PCA 82-P-069-19 (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 hotel development as a permitted use, an increase in permitted retail and site modifications with an overall Floor Area Ratio (FAR) of approx. .63. Located approx. 500 ft. S.E. of the intersection of Fair Lakes Cr. and Fair Lakes Pkwy. on approx. 4.7 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((5)) A1, B and D2 pt. (Concurrent with CDPA 82-P-069-03-02)

4:00 p.m. Public Hearing on CDPA 82-P-069-03-02 (Fair Lakes Center Associates L.P.) CDPA Appl. to amend the 3<sup>rd</sup> Conceptual Development Plan for RZ 82-P-069 previously approved for mixed use development to permit hotel development as a permitted use, an increase in permitted retail and site modifications. Located approx. 500 ft. S.E. of the intersection of Fair Lakes Cr. and Fair Lakes Pkwy. on approx. 4.7 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((5)) A1, B and D2 pt. (Concurrent with PCA 82-P-069-19)

4:00 p.m. Public Hearing on PCA 82-P-069-20 (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 residential development as a permitted use and site modifications with an overall Floor Area Ratio (FAR) of approx. .87. Located in the N.E. quadrant of the intersection of Fair Lakes Pkwy. and the Fairfax County Pkwy. on approx. 10.65 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 45-4 ((1)) 25E1 pt. and 25E2 pt. (Concurrent with CDPA 82-P-069-01-01)

4:00 p.m. Public Hearing on CDPA 82-P-069-01-01 (Fair Lakes Center Associates L.P.) CDPA Appl. to amend the 1<sup>st</sup> Conceptual Development Plan for RZ 82-P-069 previously approved for mixed use development to permit residential development as a permitted use and site modifications. Located in the N.E. quadrant of the intersection of Fair Lakes Pkwy. and the Fairfax County Pkwy. on approx. 10.65 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 45-4 ((1)) 25E1 pt. and 25E2 pt. (Concurrent with PCA 82-P-069-20)

4:00 p.m. Public Hearing on PCA 82-P-069-15 (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 site modifications with an overall Floor Area Ratio (FAR) of approx. .43. Located in the S.E. quadrant of the intersection of Fair Lakes Pkwy. and Fairfax County Pkwy. and N. side of Fair Lakes Cr. on approx. 27.43 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 6B, 8A1 pt., 11A1 and 11B1. (Concurrent with CDPA 82-P-069-03-01).

4:00 p.m. Public Hearing on CDPA 82-P-069-03-01 (Fair Lakes Center Associates L.P.) CDPA Appl. to amend the 3<sup>rd</sup> Conceptual Development Plan for RZ 82-P-069 previously approved for mixed use development to permit an increase in permitted office and site modifications. Located in the S.E. quadrant of the intersection of Fair Lakes Pkwy. and Fairfax County Pkwy. and N. side of Fair Lakes Cr. on approx. 27.43 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 6B, 8A1 pt., 11A1 and 11B1. (Concurrent with PCA 82-P-069-15)

4:00 p.m. Public Hearing on PCA 82-P-069-16 (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 site modifications with an overall Floor Area Ratio (FAR) of approx .93. Located on the S. side of Fair Lakes Cr. approx. 800 ft. E. of Fairfax County Pkwy. on approx. 11.71 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 9A. (Concurrent with CDPA 82-P-069-07-01)

4:00 p.m. Public Hearing on CDPA 82-P-069-07-01 (Fair Lakes Center Associates, L.P.) CDPA Appl. to amend the 7<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 site modifications. Located on the S. side of Fair Lakes Cr. approx. 800 ft. E. of the Fairfax County Pkwy. on approx. 11.71 ac. of land zoned PDC and WS. Comp. Plan Rec: Office/Mix. Springfield District. Tax Map 55-2 ((1)) 9A. (Concurrent with PCA 82-P-069-16)

4:00 p.m. Public Hearing on RZ 2005-SP-033 (Centerpointe Church at Fair Oaks Formerly Known as Fairfax Assembly of God) RZ Appl. to rezone from R-1, C-3 and HC to C-3 and HC for a place of worship with a child care center/nursery school with an overall Floor Area Ratio (FAR) of 0.50 or office and other C-3 uses with an overall FAR of 1.0. Located at the S.W. quadrant of the intersection of Legato Rd. and Legato Rd. on approx. 4.13 ac. of land. Comp. Plan Rec: Fairfax Center Area, office at 1.0 FAR with option for church at 0.50 at the overlay level. Springfield District. Tax Map 46-3 ((1)) 45 – 50 and a portion of the prescriptive right-of-way for Legato Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of a portion of the prescriptive right-of-way for Legato Rd. to proceed under Section 33.1-151 and 15.2-2272 (2) of the Code of Virginia).

4:30 p.m. Public Hearing on SEA 01-M-006-2 (Public Storage) SEA Appl. under Sect(s). 4-804 and 9-622 of the Zoning Ordinance to amend SE 01-M-006 previously approved for mini-warehousing and waivers and modifications in the CRD (increase in FAR) to permit the addition of a truck rental establishment. Located at 6319 Arlington Blvd. on approx. 1.95 ac. of land zoned C-8, CRD, HC and SC. Mason District. Tax Map 51-3 ((1)) 6A.

4:30 p.m. A public hearing regarding the proposed cut-through traffic plan for Morningside Lane, Mount Vernon District, as part of the County's Residential Traffic Administration Program (R-TAP). The cut-through plan consists of the installation of one traffic calming measure, a speed hump. No access restrictions are being considered. Questions regarding this proposed cut-through traffic plan may be directed to the Fairfax County Department of Transportation at 703-324-1100.

4:30 p.m. A public hearing regarding the proposed conveyance of the County-owned property listed below to the Fairfax County Park Authority.

DRANESVILLE DISTRICT

1. Fairfax County Real Property Identification Map No. 5-4((9)) parcel B, containing approximately 8.8405 acres, and being all of Parcel B, Colvin Hunt, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Easement, Vacation

and Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 9385 at Page 0278.

2. Fairfax County Real Property Identification Map No. 6-3((17)) parcel 2, containing approximately .4494 acres, and being all of Parcel 2, Guest House Property, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12797 at Page 1417.
3. Fairfax County Real Property Identification Map No. 10-2((1)) parcel 1, containing approximately 1.1317 acres, and being all of Parcel 1, Sugarland, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed in Deed Book 8406 at Page 0590.
4. Fairfax County Real Property Identification Map No. 10-2((16)) parcel A, containing approximately 6.5118 acres, and being all of Parcel A, Ridgegate Woods, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Easement and Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 9080 at Page 0332.
5. Fairfax County Real Property Identification Map No. 10-2((16)) parcel C3, containing approximately 8.9609 acres, and being all of Parcel C3, Ridgegate Woods, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Easement, Vacation, Conveyance and Supplementary Declaration recorded among the Land Records of Fairfax County, Virginia, in Deed Book 9126 at Page 0911.
6. Fairfax County Real Property Identification Map No. 29-2((1)) parcel 12, containing approximately 1.0260 acres, and being all of Parcel 12, Odericks, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 10196 at Page 1022.
7. Fairfax County Real Property Identification Map No. 40-1((16)) parcel 217F, containing approximately .2984 acres, and being all of Parcel 217F, Pimmitt Hills, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 8402 at Page 1571.

#### HUNTER MILL DISTRICT

1. Fairfax County Real Property Identification Map No. 18-4((13)) parcel H, containing approximately .6235 acres, and being all of Parcel H, Hunter Mill Estates, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Easement, Vacation, and Supplementary Declaration recorded among the Land Records of Fairfax County, Virginia, in Deed Book 9287 at Page 1275.
2. Fairfax County Real Property Identification Map No. 25-1((1)) parcel 3A, containing approximately 24.1731 acres, and being all of Parcel 3A, McNair Farms, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Easement, Vacation, and Supplementary Declaration recorded among the Land Records of Fairfax County, Virginia, in Deed Book 10850 at Page 0378.

#### LEE DISTRICT

1. Fairfax County Real Property Identification Map No. 80-3((1)) parcel 2D, containing approximately .2339 acres, and being all of Parcel 2D, Div C and J Property, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 2155 at Page 0413.
2. Fairfax County Real Property Identification Map No. 100-2((1)) parcel 3, containing approximately 22.6915 acres, and being all of Parcel 3, Hayfield, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Certificate recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12419 at Page 0815.
3. Fairfax County Real Property Identification Map No. 100-2((2)) parcel D1, containing approximately 2.3712 acres, and being all of Parcel D1, Hayfield Farm, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Certificate recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12419 at Page 0821.

4. Fairfax County Real Property Identification Map No. 100-2((2)) parcel F, containing approximately 1.7024 acres, and being all of Parcel F, Hayfield Farm, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Certificate recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12419 at Page 0842.

5. Fairfax County Real Property Identification Map No. 100-2((2)) parcel F1, containing approximately .6370 acres, and being all of Parcel F1, a vacated portion of Hayfield Road, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Ordinance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 13299 at Page 0968.

#### MASON DISTRICT

1. Fairfax County Real Property Identification Map No. 80-1((14)) parcel A, containing approximately .1607 acres, and being all of Parcel A, Woodland Meadows, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, and Easement recorded among the Land Records of Fairfax County, Virginia, in Deed Book 10905 at Page 0891.

#### MOUNT VERNON DISTRICT

1. Fairfax County Real Property Identification Map No. 83-3((14))(23) parcel A, containing approximately .4257 acres, and being all of Parcel A, Belle Haven, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision and Dedication, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 1715 at Page 0142.

2. Fairfax County Real Property Identification Map No. 102-1((1)) parcel 12C, containing approximately 7.3272 acres, and being all of Parcel 12C, Sherwood, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 1740 at Page 0069.

3. Fairfax County Real Property Identification Map No. 102-3((11))(3) parcel B, containing approximately 9.0421 acres, and being all of Parcel B, Stratford on Potomac, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication recorded among the Land Records of Fairfax County, Virginia, in Deed Book 2505 at Page 0326.

4. Fairfax County Real Property Identification Map No. 107-3((7))(1) parcel C, containing approximately 5.4118 acres, and being all of Parcel C, Lorton Valley North, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Easement, Vacation, Conveyance and Supplementary Declaration recorded among the Land Records of Fairfax County, Virginia, in Deed Book 14601 at Page 1090.

#### PROVIDENCE DISTRICT

1. Fairfax County Real Property Identification Map No. 50-2((10))(F) parcels 1 - 23, containing approximately 1.1478 acres, and being all of Block F, Lots 1-23, Falls Church Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 6213 at Page 1653.

2. Fairfax County Real Property Identification Map No. 50-2((10))(G) parcels 1 - 36, containing approximately 1.6988 acres, and being all of Block G, Lots 1-36, Falls Church Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 6213 at Page 1653.

3. Fairfax County Real Property Identification Map No. 50-2((10))(H) parcels 1 - 14, containing approximately .8035 acres, and being all of Block H, Lots 1-14, Falls Church Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 6213 at Page 1653.

4. Fairfax County Real Property Identification Map No. 50-2((10))(I) parcels 1 - 29, containing approximately 1.5840, and being all of Block I, Lots 1-29, Falls Church Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 6213 at Page 1653.

5. Fairfax County Real Property Identification Map No. 50-4((13))(1A) parcel A1, containing approximately .2476 acres, and being all of Parcel A1 of the vacated West Tripps Run Road, which

was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed, recorded among the Land Records of Fairfax County, Virginia, in Deed Book 6856 at Page 0213.

#### SPRINGFIELD DISTRICT

1. Fairfax County Real Property Identification Map No. 45-4((1)) parcel 13, containing approximately 1.3647 acres, and being all of Parcel 13, Pender, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 4018 at Page 0403.
2. Fairfax County Real Property Identification Map No. 56-2((1)) parcel 2, containing approximately 1.5679 acres, and being all of Parcel 2, Lee Jackson Highway, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 18781 at Page 2011.
3. Fairfax County Real Property Identification Map No. 56-2((1)) parcel 2A, containing approximately 1.5679 acres, and being all of Parcel 2A, Lee Jackson Highway, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 18781 at Page 2011.
4. Fairfax County Real Property Identification Map No. 56-2((1)) parcel 4B, containing approximately 11.3630 acres, and being all of Parcel 4B, Edwin Lynch Property, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 18781 at Page 2011.
5. Fairfax County Real Property Identification Map No. 77-4((9)) parcel 1, containing approximately .4821 acres, and being all of Parcel 1, Poburn Woods, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 7766 at Page 0119.
6. Fairfax County Real Property Identification Map No. 78-4((24)) parcel B, containing approximately 6.6850 acres, and being all of Parcel B, Millstone Pond, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Conveyance and Easement recorded among the Land Records of Fairfax County, Virginia, in Deed Book 7879 at Page 1928.
7. Fairfax County Real Property Identification Map No. 78-4((24)) parcel C, containing approximately 6.9384 acres, and being all of Parcel C, Millstone Pond, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision, Dedication, Conveyance and Easement recorded among the Land Records of Fairfax County, Virginia, in Deed Book 7879 at Page 1928.
8. Fairfax County Real Property Identification Map No. 88-4((7)) parcel I, containing approximately 0.0748 acres, and being all of Parcel I, Glenwood Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 4608 at Page 0043.
9. Fairfax County Real Property Identification Map No. 88-4((7)) parcel J, containing approximately 0.1334 acres, and being all of Parcel J, Glenwood Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 4608 at Page 0043.
10. Fairfax County Real Property Identification Map No. 88-4((12)) parcel 2B, containing approximately 0.0585 acres, and being all of Parcel 2B, Glenwood Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication and Subdivision and Deed of Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5244 at Page 0537.
11. Fairfax County Real Property Identification Map No. 88-4((12)) parcel 2C, containing approximately 0.0505 acres, and being all of Parcel 2C, Glenwood Manor, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication and Subdivision and Deed of Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 5244 at Page 0537.

#### SULLY DISTRICT

1. Fairfax County Real Property Identification Map No. 36-3((16))(4) parcel G, containing approximately 27.0076 acres and being all of Parcel G, Dartmoor Woods, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Subdivision recorded among the Land Records of Fairfax County, Virginia, in Deed Book 11408 at Page 0020.
2. Fairfax County Real Property Identification Map No. 42-4((2)) parcel A1, containing approximately 20.0274 acres and being all of Parcel A1, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed recorded among the Land Records of Fairfax County, Virginia, in Deed Book 11748 at Page 1447.
3. Fairfax County Real Property Identification Map No. 65-3((17)) parcel C, containing approximately 0.0154 acres and being all of Parcel C, Compton Chase, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication, Subdivision, Easement and Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12705 at Page 1746.
4. Fairfax County Real Property Identification Map No. 65-3((17)) parcel D, containing approximately 0.0410 acres and being all of Parcel D, Compton Chase, which was conveyed to the Board of Supervisors of Fairfax County, Virginia, by Deed of Dedication, Subdivision, Easement and Conveyance recorded among the Land Records of Fairfax County, Virginia, in Deed Book 12705 at Page 1746.

5:00 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, as follows: To establish a new Part 11 of Article 2 to set forth the Workforce Housing Program to facilitate the administration of workforce dwelling units ("WDUs") that are proffered through the rezoning process and are designed to be affordable to those households earning up to 120% of the area median income. WDUs are defined as the rental and/or for-sale dwelling units for which the rental or sale price and other matters are controlled pursuant to the new Part 11 of Article 2. The provisions of the new Workforce Housing Program will include: up to 3 tiers of income eligibility limits with the WDUs evenly distributed in each tier; a minimum gross floor area for such WDUs with a method for calculating such floor area; a requirement for a market rate unit of similar size for each WDU provided; a requirement for designation of WDUs on plats and plans and provisions for any changes to those designations; a provision stating that WDUs that are included on approved site plans and recorded subdivision plats shall be deemed features shown for purposes of Section 15.2-2232 of Va. Code Ann. and shall not require further approvals in the event the Board of Supervisors (Board) shall acquire or lease such units; regulations providing that in the event rental units are converted to condominiums the same number of for-sale WDUs as those originally identified as rental WDUs shall be offered for sale at a price determined by the County Executive, with the first priority to purchase the WDUs given to the current occupant of the rental WDUs and then to the Board, and such for-sale WDUs shall be identified as part of the recorded condominium declaration; establishes a 75% limit on the issuance of Residential Use Permits (RUPs) for the entire development until 75% of the WDUs have been issued RUPs, except for rental multiple family units, and providing that the required Notice of Availability and Sales Offering Agreement shall be submitted prior to the issuance of the first RUP for any WDU in the development; a requirement for the development of prototype unit specification minimums with which all building plans for WDUs must comply; granting the Director of the Department of Housing and Community Development (DHCD) the right to regulate the sale of WDUs on behalf of the Board subject to reasonable rules and regulations to be adopted by the Board; granting the Board the exclusive right to purchase or rent up to 1/3 of the units at time of initial sale or rental of the WDUs and the right to purchase any WDU that is offered for resale; provisions stating that the remaining 2/3 of the WDUs shall be offered for sale or rent to persons who meet the income criteria established by DCHD, provided that if such units are not sold within periods of time set forth in the ordinance they shall be offered for sale first to nonprofit housing groups and then to the general public; a requirement for the development of a schedule of a cost calculation formula used to determine sales price; an allowance for marketing costs and a commission in computing the sales prices; a requirement for the monthly reporting of tenant income

information for rental WDUs, a provision requiring that rentals of WDUs may only be leased for a minimum 6-month and maximum renewable lease of one year to income eligible tenants, establishment of County-wide rental prices by the County Executive for WDUs with pricing to serve households earning up to 100% of the median income for the Washington Standard Metropolitan Statistical Area, and a provision that allows a tenant who becomes overqualified in terms of income to remain in the rental WDU only until the end of the lease term; establishment of a term of price control of 50 years for rental WDUs and 30 years for for-sale WDUs, with the 30 year term to be renewed upon each resale of a for-sale WDU during any price control period; a requirement that WDU purchasers must have received a Certificate of Qualification for the Program from DHCD; provisions establishing that the sale, transfer, or pledge of WDUs as security for more than the approved sales price during the period of price control is a violation of the ordinance; a provision establishing the right for the Board to purchase any WDU to be resold or conveyed to another owner; provisions establishing that in the event of expiration of a 30 year control period, the first sale of a WDU shall include a contribution of 50% of the difference between the net sales price and the owner's adjusted purchase price to the Housing Trust Fund; a limit on the financing secured by a WDU to the controlled price of the WDU; a requirement for 90 days prior notice of any foreclosure, during which time the Board or a nonprofit agency designated by the County Executive may acquire the WDU at a certain price; a provision that under certain conditions, an institutional lender of the first lien purchase money loan on a WDU may sell a WDU at a foreclosure sale and the covenant restrictions would be released; a requirement for the contribution of 100% of the net sale proceeds from any foreclosure sale to be contributed to the Housing Trust Fund; a requirement for the recordation of covenants that are on the form prescribed by the DHCD; a requirement for reference to, and possible inclusion of, the recorded covenants with each sales contract for a for-sale WDU, giving notice of the property's designation as a WDU, the limitations on the total aggregate amount of indebtedness that may be secured by a WDU, the binding nature of the covenants on all assignees, mortgagees, purchasers, and other successors in interest, and the seniority of the covenants to all instruments securing financing for the WDU, subject to release for individual for-sale WDUs only in limited circumstances described in the ordinance; a requirement that for-sale WDUs must be owner-occupied, including an annual certification of such occupancy; establishment of penalties for non-reporting of rental tenant income information and for non-certification of owner-occupied units, including daily monetary penalties and automatic termination of the lease agreement, as well as criminal sanctions for submitting a false affidavit or certification; provisions requiring a renter who no longer meets the DHCD eligibility criteria to vacate the WDU at the end of the lease term; provisions stating that if a renter fails to occupy a WDU for a period in excess of 60 days, the lease will be automatically terminated subject to limited exceptions; establishment of an appeal to the Board of Supervisors and then to the Circuit Court for Fairfax County for any person aggrieved by the WDU for-sale or rental prices or by the decision of any administrative officer in the administration and enforcement of the Workforce Housing Program; establishment of provisions in the Planned Development Districts to exclude the density or floor area associated with WDUs from the maximum density specified for such districts; provisions establishing that the Zoning Administrator shall have all of the enforcement authority provided under the Zoning Ordinance to enforce the Workforce Housing Program; and other changes regarding the administration and implementation of the Workforce Housing Program. The amendment also provides that developments with WDUs may utilize the density, bulk regulations, unit type, open space, and lot size requirements applicable to Affordable Dwelling Unit developments for the zoning district in which located. 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](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments.

5:00 p.m. Public Hearing on PCA 84-L-020-23 (Kingstowne L L.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.

5:00 p.m. Public Hearing on SEA 97-D-020-02 (Verizon Virginia, Inc.) SEA Appl. under Sect(s). 3-304 of the Zoning Ordinance to amend SE 97-D-020 previously approved for a telecommunications facility to permit site modifications (equipment on rooftop). Located at 1701 Chain Bridge Rd. on approx. 2.54 ac. of land zoned R-3. Dranesville District. Tax Map 30-3 ((1)) 46.

5:00 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 Meadows Community Parking District (CPD). The proposed CPD establishment would encompass Saint Germain Drive from Machen Road to Field Encampment Road; 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. (Sully District)

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.

5:30 p.m. Public Hearing on PCA 2003-DR-058 (NVR, Inc. D/B/A Ryan Homes) PCA Appl. to amend the proffers for RZ 2003-DR-058 previously approved for development of 20 single family detached homes at a density of 1.67 dwelling units per acre (du/ac) to permit modifications to Proffer 15 (architectural modifications). Located N. of the terminus of Winterwood Pl. and S. of the terminus of Fantasia Dr. on approx. 11.99 ac. of land zoned PDH-2. Comp. Plan Rec: 2-3 du/ac. Dranesville District. Tax Map 10-4 ((1)) 1, 2A and 2B.

5:30 p.m. A public hearing on the matter of the adoption of amendments to the Restated and Amended Service Agreement between the Upper Occoquan Sewage Authority (UOSA), the Counties of Prince William and Fairfax and the Cities of Manassas and Manassas Park. (Advertised separately.)

5:30 p.m. A public hearing on the matter of the sale of a total of three million gallons per day (MGD) of Fairfax County's unused capacity at the Upper Occoquan Sewage Authority's treatment plant. (Advertised separately.)

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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.