



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
September 11, 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/bos/bdagenda/schedule.htm> by the Friday prior to each Monday meeting.

- 9:00 9/11 Remembrance Ceremony - 9/11 Memorial Grove, Fairfax County Government Center.
9:30 Presentations
10:00 Public Hearing on the County and Schools' FY 2006 Carryover Review to Amend the Appropriation Level in the FY 2007 Revised Budget Plan
10:15 Items Presented by the County Executive
10:45 Matters Presented by Board Members
11:35 Closed Session

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.

3:30 p.m. Public Hearing on PCA 2004-PR-024 (William D. Giery) PCA Appl. to amend the proffers for RZ 2004-PR-024 previously approved for residential development at a density of 1.53 dwelling units per acre (du/ac) to permit a modification to approved proffers. Located on the W. side of George Washington Rd. approx. 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.30 ac. of land zoned R-3. Comp. Plan Rec: 3-4 du/ac. Providence District. Tax Map 39-1 ((9)) 39.

3:30 p.m. Public Hearing on RZ 2005-MA-014 (Robert A. Young of Bannerwood Investments, LLC) RZ Appl. to rezone from R-2 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac). Located on the W. side of Holly Rd. approx. 600 ft. S. of its intersection with Woodburn Rd. on approx. 4.54 ac. of land. Comp. Plan Rec: 3-4 du/ac. Mason District. Tax Map 59-2 ((1)) 8, 9, 10 and 11.

4:00 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: In accordance with §15.2-852 of the Code of Virginia, which goes into effect on July 1, 2006, revise the affidavit submission requirements to no longer require affidavits for Board's own motion rezoning applications that involve more than 10 parcels owned by different individuals, trusts, corporations or other entities. 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.

4:00 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: Add a requirement for Zoning Map amendment, final development plan, special exception or special permit applications when the application property, or part thereof, is located within 3000 feet of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public use airport, that written notice of the application must be given by the hearing body at least 10 days before the hearing to the commander of the military base, military installation or military airport or the owner of a public use airport. 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.

4:00 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: As provided for under a 2006 amendment to the *Code of Virginia* § 15.2-2209, the proposed amendment increases the civil penalties for any one zoning violation from \$100 to \$250 for the first violation, and from \$250 to \$500 for subsequent violations arising from the same set of operative facts. 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.

4:00 p.m. A public hearing on a proposed adoption of a resolution, pursuant to Virginia Code § 33.1-150, discontinuing portions of Cold Spring Lane and Bedrock Road. Cold Spring Lane, part of the Plat Showing a Subdivision of Woodstone, Section 6, recorded in Deed Book 6864 at Page 1855, is located on Tax Map 92-4. Bedrock Road, part of the Plat Showing a Subdivision of Woodstone, Section 8, recorded in Deed Book 6786 at page 0401, is located on Tax Map 92-3. The portions of the roadways to be discontinued are described and shown on plats dated December 5, 2005 and July 13, 2006, all prepared by Fairfax County and on file in the Fairfax County Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035, telephone 703-324-5800. (Lee District)

4:00 p.m. A public hearing on the proposed adoption of an ordinance, pursuant to Virginia Code Section 15.2-2272(2), vacating a part of the plat showing vacation and abandonment of Condit Court (Route 2585) and a portion of South Greenbrier Street (Route 2586) recorded in Deed Book 1540 at Page 230 and in Deed 1654 at Page 500, Mason District, Fairfax County, Virginia, on which are shown Condit Court (Route 2585) and a portion of South Greenbrier Street (Route 2586). The subject roadways proposed for vacation are also proposed to be abandoned under Virginia Code Section 33.1-151. Condit Court consists of 10,109 square feet, running from the northeast property line at Tax Map 62-3((7)) Lot 1A. Condit Court and South Greenbrier Street each consist of 10,109 square feet of area located on Tax Map 62-3, and is described and shown on metes and bounds descriptions, dated October 26, 2005, and plat, dated October 20, 2005, each of which were prepared by William H. Gordon Associates, Inc., and are on file in the Fairfax County Department of Transportation, 12055 Government Center Parkway, Suite 1034, Fairfax Virginia 22035 telephone (703) 324-1135. (MASON DISTRICT)

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, as follows: To allow portable storage as follows: [A] Portable storage containers on residentially zoned and developed lots shall be permitted subject to the following: (1) allow only on single family detached lots; (2) allow up to two containers not exceeding a cumulative total of 130 sq. ft. or a maximum height of 8½ feet in any front yard for a period of up to 30 days within any 6 month period; (3) allow such containers in the side and rear yards subject to the same location restrictions as sheds; and (4) allow a maximum of 4 sq. ft. of

signage. [B] Portable storage containers on all nonresidentially zoned and/or developed lots shall be permitted subject to the following: (1) limit the amount of gross floor area (GFA) of such containers based on the amount of GFA of principal uses; (2) allow a maximum height of 13 feet; (3) prohibit such containers from being placed in any minimum required front yard or in any front yard on lots less than 36,000 sq. ft.; (4) require an 8 foot tall solid screen when such containers are located in any yard that abuts or is located across the street from residentially zoned or developed property; (5) allow a maximum of 4 sq. ft. of sign area on each container; and (6) require parking to be provided for such containers. [C] Roll-off debris containers shall be permitted subject to the following: (1) allow one such container in any yard on single family detached lots provided that the container does not exceed 40 cubic yards and is provided in conjunction with an active Building Permit, or is provided in conjunction with the removal of yard debris or materials from a property, when such activity does not require a Building Permit, for a period not to exceed 30 days within any consecutive period; and (2) allow on all other lots subject to any applicable proffered condition, development plan, special permit or special exception approvals. [D] All portable storage and roll-off debris containers shall not be located in any required parking space, open space or landscaped area or on any sidewalk or trail, and such containers shall meet the sight distance requirements on corner lots. 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.

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 Fair Oaks Chase Community Parking District (CPD). The proposed CPD establishment would encompass Avenel Court from Penderwood Drive to cul-de-sac inclusive, Firestone Court from Penderwood Drive to cul-de-sac inclusive, Harbor Town Circle from Penderwood Drive to Penderwood Drive, Harbor Town Court from Penderwood Drive to cul-de-sac inclusive and Penderwood Drive from West Ox Road 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, Sully District. 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.

4:30 p.m. A public hearing regarding an amendment to Appendix M of *The Code of the County of Fairfax, Virginia*, to establish the Colony Park Community Parking District (CPD). The proposed CPD establishment would encompass Colony View Drive from New Guinea Road to north boundary of Colony Park Sec. 2, both sides; Colony View Drive from north boundary of Colony Park Sec. 2 to Roberts Road southwest side only, and Roberts Road from New Guinea Road to Colony View Drive east side only, 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, Sully District. 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.

4:30 p.m. A public hearing on the proposed adoption of an ordinance, pursuant to Virginia Code Sections 15.2-2272(2), vacating a part of the Plat Showing a Subdivision of Samwen Meadows, recorded in Deed Book 5723 at Page 1301, on which is shown a portion of Chichester Lane. Abandonment of the subject area pursuant to Virginia Code §33.1-157 is also proposed. The roadway is located on Tax Map 49-3, and is described and shown on metes and bounds descriptions dated June 13, 2005, and a plat dated June 13, 2005, revised through March 13, 2006, all prepared by BC Consultants and on file in the Fairfax County Department of Transportation, 12055 Government Center Parkway, Suite 1034, Fairfax, Virginia 22035, telephone (703)324-1145.

5:00 p.m. A public hearing for the Braddock, Lee and Mason Supervisor Districts, in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, Virginia in accordance with the Code of Virginia, Title 15.2, Chapter 22. At these public hearings, the Board of Supervisors will consider proposed Plan Amendment nominations submitted as part of the 2005-2006 South County Area Plans Review (APR) process. Note: AP = Adopted Plan, FAR = Floor Area Ratio, NP = Nominated Plan, Res. = Residential, du/ac = Dwelling units per acre.

BRADDOCK: 05-I-13A: 70-2((1))10,2A,2C. AP: Retail & Other NP: Option for mixed use (retail, office, res.) up to .80 FAR. Non-res. 1/3 or less and res. 2/3 or more. 05-I-14A: 69-4((1))49A,51,52. AP: Office; retail and other. No specific Plan text. General guidance regarding commuter parking facilities along Braddock Road. NP: Option for mixed use up to .5 FAR to combine commuter parking facility and office on parcels 69-4((1))49A,51,52 and includes use of excess right of way along Braddock Road. 05-I-15A: Property along Little River Tpke, generally W of Markham St and Medford Dr, E of Championship Dr and Heritage Dr. AP: Office, retail, private recreation, res. 12-16 du/ac & 16-20 du/ac. NP: Add guidance to encourage future visual and streetscape improvements. Add area to Annandale CBC. Add guidance for area to be added to the Annandale CRD. 05-II-1F: 68-2((1))12,12A;68-2((2))All. AP: Res. 1-2 du/ac; Res. 2-3 du/ac. NP: Add Plan guidance discouraging future neighborhood consolidation efforts. 05-II-2F: Land generally along Olley Ln and fronting on Athens Rd. AP: Res. 1-2 du/ac. Maximum density not to exceed 1 du/ac. Option for 2-3 du/ac for parcels 69-4((1))1,2 and 3 with conditions. NP: Add Plan text emphasizing 1 du/ac density limit in the Olley Lane corridor. 05-III-4P: 77-3((1))5,5A,6. AP: Incorporation into Burke Center RPC or Res. 2-3 du/ac. NP: Editorial change to add parcels that were excluded from 1998 Plan amendment as being planned for 2-3 du/ac. 05-III-5P: Main Branch (P2) and the Middle Run (P6) Community Planning Sectors. AP: N/A. NP: Modify the Transportation sections of the Main Branch (P2) and the Middle Run (P6) Community Planning Sectors to include Plan text referring to continuation and expansion of local shuttle or similar transit services. 05-III-6P: 77-4((1))1A. AP: Res. at .2 - .5 du/ac. NP: Add text emphasizing development under existing R-1 Zoning. 05-III-7P: 77-2((1))13C. AP: Res. at 5-8 du/ac. NP: Add text emphasizing current planned density. 05-III-8P: 77-2((1))35. AP: Industrial up to .25 FAR. Also appropriate for public park or public open space. NP: Add text indicating land is used for wetlands mitigation. Trails and pedestrian overpass should connect area to VRE. 05-III-9P: 77-2((1))39,40B,58,58A,58C. AP: Light intensity industrial uses up to .25 FAR. NP: Add plan guidance to minimize environmental and noise impacts. 05-III-10P: 77-2((1))35. AP: N/A. NP: Propose Kiss and Ride with handicapped parking; path/trail in eastward direction parallel to the tracks to a pedestrian bridge crossing VRE tracks to the N side of parking garage. 05-III-11P: 77-3((1))7A,8,9A, 11-13. AP: Industrial up to .25 FAR. NP: Add Plan guidance

that future uses should minimize impacts on the Pohick Creek watershed. 05-III-12P: Burke Center VRE Station and vicinity. AP: N/A. NP: Provide north and south pedestrian connectivity to Burke Center VRE.

LEE: 05-IV-24MV: 101-3((1))5,7,8. AP: Parcel 101-3((1))7: res. 8-12 du/ac; Parcels 101-3((1))5, 8: res. 16-20 du/ac with option for res. mixed use with retail and/or office fronting Richmond Hwy up to 0.50 FAR. NP: Res. 12-16 du/ac. Option 1:16-20 du/ac. Option 2: Mixed use with approx. 2/3 res. and 1/3 commercial uses up to 0.70 FAR. 05-IV-2S: 81-3((5))13. AP: Low intensity office use with conditions. NP: Retail and other up to 0.30 FAR. 05-IV-3S: 99-2((1))17-19. AP: Parcels 99-2((1))18 and 19: Industrial up to 0.25 FAR with option for res. 3-4 du/ac with conditions; Parcel 99-2((1)) 17: industrial up to 0.35 FAR. NP: Res. 5-8 du/ac; retain options for industrial up to 0.25 FAR and 0.35 FAR. 05-IV-11S: 99-1((1))5A,6. AP: Retail up to 0.25 FAR. NP: Mixed use up to 0.75 FAR: primarily hotel, remainder office and retail. 05-CW-2ED: Springfield Planning District and the Franconia Springfield Area. AP: N/A. NP: Editorial Updates.

MASON: 05-I-5A: 71-2((10))1,2,11,12. AP: Retail and other. NP: Option for office up to 0.4 FAR with conditions. 05-I-7A: 71-1((1))100,102A,102B,103,105. AP: Community serving retail up to .35 FAR. Option for retail/office mixed use up to 0.5 FAR. NP: Retail and office up to 1.0 FAR. Add mixed use option with office, retail & res. up to 1.5 FAR (potential mix 1/3 res. or more, 2/3 non-res. or less). 05-I-8A: 80-2((1))22A,22B,23,24,26. AP: Office, retail, industrial, private open space, public facilities. Retain current uses including commuter rail facility, with retail up to .35 FAR in the W portion of Land Unit; E portion of Land Unit planned office up to .50 FAR. NP: W portion of Land Unit modify option for retail/office mixed use up to .45 FAR. E portion of Land Unit planned for office up to .35 FAR. Option for office/retail/ res. mixed use not to exceed traffic impact of retail/office mixed use up to .45 FAR. 05-I-10A: N of Little River Tpke, W of Annandale Rd. AP: Retail up to .35 FAR. Option for retail/office mixed use up to .50 FAR. SE portion of sub-unit has option for retail/office mixed use up to .70 FAR and 1.0 FAR with res. component. May exceed 1.0 FAR if includes cinema or hotel, with conditions. NP: Retail/office mixed use up to 1.5 FAR. Option for retail/office/res. mixed use up to 2.25 FAR. 05-I-11A: Generally bounded by Little River Tpke, Markham St, Poplar St, Annandale Center Dr, and John Marr Dr. AP: Retail. Sub-Units A-2, C-2 and E1 have mixed use options of varying intensity up to 1.0 FAR. Portions of Sub-Units A-2 & E-1 may exceed 1.0 FAR if includes cinema or hotel with conditions. Sub-Unit C-2 may achieve 1.0 FAR if includes cinema or hotel and may exceed 1.0 FAR with conditions such as provision of senior or working singles housing or public park. NP: For Town Center portion of Sub-Units A-2, C-2 and E-1, increase flexibility for higher intensity options. For A-2 & E1, delete condition that a cinema or hotel should be part of development proposals above 1.0 FAR. For C-2, delete condition that senior or working singles housing, or public park is necessary to exceed 1.0 FAR. 05-I-1B: 51-4((2))(A)4-9. AP: Office up to .25 FAR with conditions. Option for townhouse style office up to .35 FAR with conditions. NP: Office up to .25 FAR. Option for office up to .65 FAR and 2nd option for office up to 1.0 FAR with conditions. 05-I-2B: 61-2((1))112. AP: Retail or office up to .35 FAR with option up to .50 FAR. Option for retail/office mixed use up to .70 FAR. NP: Res./office/retail mixed use up to 2.0 FAR.(Potential mix is approximately half res. & half non-res.). 05-I-9B: 61-2((22))All;62-1((1))11,12. AP: Res. 2-3 du/ac, retail. Option for neighborhood serving retail up to .35 FAR, option for office or hotel up to .50 FAR. NP: Add option: res./retail mixed use up to 1.85 FAR (Predominately res. with retail component). 05-I-10B: SE of Moncure Ave and Columbia Pk intersection. AP: Retail or office up to .35 FAR with option up to .50 FAR. Option for retail/office mixed use up to .70 FAR. NP: Add option: mixed use up to 2.0 FAR with logical consolidation. 2nd option: mixed use up to 3.0 FAR with 5 acres consolidation. (Possible mix approximately 2/3 res., 1/3 non-res.). 05-I-12B: Generally S of Arlington Blvd,E and W of Olin Dr. AP: Office up to .25 FAR with conditions. Option for townhouse style office up to .35 FAR with conditions. NP: Add conditions to office up to .25 FAR. Remove option for office up to .35 FAR for portion of area. 05-I-13B: 62-3((6))6-9,10A,11A,12,13A,14A. AP: Res. 2-3 du/ac. NP: Res. up to 1.6 FAR, approximately 40-50 du/ac. 05-I-1J: 50-4((1))6,7;50-

4((17))A,G,H,H1,L. AP: Community serving retail up to .35 FAR. NP: Retail up to 0.5 FAR, option for res./retail mixed use up to 1.0 FAR (Potential mix approximately 2/3 res., 1/3 retail). 05-I-1L: 72-2((1))35,38,39. AP: Res. 5-8 du/ac, public facilities, governmental and institutional. NP: Res. 12-16 du/ac.

Copies of APR documents, including all 2005-2006 South County APR nominations, Task Force recommendations & Staff Reports may be examined between the hours of 8:00 am-4:30 pm, Mon-Fri, at the Department of Planning & Zoning (DPZ), 7th floor, 12055 Government Center Parkway, Fairfax, Virginia. For additional information, and to view the Staff Reports online, please check the DPZ Web page at [<http://www.fairfaxcounty.gov/dpz/apr>] .

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.