



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Monday
September 25, 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.

8:00 Revitalization Policy Committee
9:30 Presentations
10:00 Exception Design Awards
10:15 Gang Prevention Presentation
10:30 Appointments
10:30 Items Presented by the County Executive
11:00 Matters Presented by Board Members
11:50 Closed Session

3:00 p.m. Public Hearing on PCA 2003-SU-040 (WMH, LLC) PCA Appl. to amend the proffers for RZ 2003-SU-040 previously approved for commercial development with an overall Floor Area Ratio (FAR) of 0.17 to permit proffer modifications. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. and E. of Stonecroft Blvd. on approx. 3.0 ac. of land zoned C-6, AN and WS. Comp. Plan Rec: Mixed Use. Sully District. Tax Map 44-3 ((6)) 21A2.

3:30 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.

3:30 p.m. Public Hearing on SE 2006-PR-008 (Sonic Development LLC) SE Appl. under Sect(s). 4-804 and 5-504 of the Zoning Ordinance to permit a vehicle sale, rental and ancillary service establishment. Located at 2924 Prosperity Ave and 8427 Lee Hwy. on approx. 2.9 ac. of land zoned C-8, I-5 and HC. Providence District. Tax Map 49-3 ((1)) 41A and 42.

3:30 p.m. Public Hearing on SE 2005-SU-031 (Unicorp National Developments, Inc.) SE Appl. under Sect(s). 4-804 and 7-607 of the Zoning Ordinance to permit a drive-through pharmacy and drive-in bank in a Highway Corridor Overlay District. Located at 13928 Lee Hwy. on approx. 3.67 ac. of land zoned C-8, HC, SC and WS. Sully District. Tax Map 54-4 ((1)) 47A, 50, 55, 56 and 57.

4:30 p.m. A public hearing regarding the conveyance of County-owned property Tax Map 107-2 - 001-parcel 57 to the Virginia Department of Transportation for Project HOV-I-95-029-114-R20.

4:30 p.m. A public hearing regarding the conveyance of County-owned property known as Clermont Park to the Fairfax County Park Authority (Lee District).

4:30 p.m. A public hearing on the matter of amendments to the map of Chesapeake Bay Preservation areas, Chapter 118 (Chesapeake Bay Preservation Ordinance) of *The Code of the County of Fairfax, Virginia* (County Code). The proposed amendments revise the RPA boundaries and depiction of perennial streams on the adopted map of Chesapeake Bay Preservation Areas on map sheets 30-2, 41-1, and 91-4. The proposed change to map sheet 30-2 will reduce the width of the RPA along a perennial stream segment that runs generally parallel to and east of Pathfinder Lane from Pathfinder Lane to Old Dominion Drive. The proposed change to map sheet 41-1 will extend the existing perennial stream designation and associated RPA that runs generally parallel to and north of Overbrook Street upstream to Powhatan Street. The proposed changes to map sheet 91-4 will add a new perennial stream segment and associated RPA that runs generally perpendicular to Telegraph Road southwest of Roxann Road and Wickford Drive, two new stream segments and associated RPAs east of Telegraph Road and southwest of Wickford Drive, and a new stream segment and associated RPA in Wickford Park. The map depicts the general locations of RPA boundaries for planning purposes and the actual limits may be further refined by detailed field studies conducted at the time a plan is submitted to obtain a permit to develop a property. There are no proposed amendments to the text of the Chesapeake Bay Preservation Ordinance. Copies of the aforementioned amendments to the map of Chesapeake Bay Preservation Areas are on file and may be inspected at the Office of the Clerk to the Board of Supervisors, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035-0072. For the convenience of the public, copies of the map will also be available for inspection at the County's Regional and Community Public Libraries.

5:00 pm A public hearing for the Mount Vernon and Springfield 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.

MT. VERNON: 05-IV-4LP: Rt 1- Richmond Hwy AP: Develop service road design plan along Rt 1. NP: Allow interparcel access along Rt 1 as needed. 05-IV-5MV: N of Maury Pl, W of Central Ave. AP: Res. 2-3 du/ac. NP: Res. 5-8 du/ac. 05-IV-7MV: 110-1((15))(C)1-3. AP: Retail up to .35 FAR. NP: Office up to .77 FAR. 05-IV-8MV: Areas adjacent to GW Pkwy. AP: Mostly res. 1-2 du/ac, also retail, office, res. 16-20 du/ac. NP: Restrict non-res. use along GW Pkwy. 05-IV-34MV: Old Mt Vernon Rd and Mt Vernon Hwy intersection. AP: Improve intersection alignment of Old Mt Vernon Rd and Mt Vernon Hwy. NP: Improve intersection alignment so that traffic turns at rt angle from Old Mt Vernon Rd onto Mt Vernon Hwy. 05-IV-35MV: Rt 1-Richmond Hwy. AP: Transportation Plan recommendations. NP: Add Rt 1 Corridor transportation goals from Lower Potomac Planning District to Mt Vernon Planning District. 05-CW-1ED: Mt Vernon Planning District and the Richmond Hwy Corridor area. AP: N/A. NP: Editorial updates.

SPRINGFIELD: 05-III-1BR: 66-1((1))8. AP: Res. .5-1 du/ac. NP: Res. 2-3 du/ac. 05-III-1FC: 56-1((1))47G1,47H,47I,47J,47K,47L, 47P,47Q,47R,47S,47T. AP: Land Unit P2: Baseline: office up to .25 FAR, Res. 4-8 du/ac; Intermediate: office/mix up to .28 FAR; Overlay: office/mix up to .35 FAR, Hotel-300 rooms. Options for .50 and .70 FAR at the Overlay Level. NP: Overlay option for mixed use, including office, hotel, retail and res., up to 1.0 FAR. 05-III-3FC: Part of Fair Lakes Development: E and W of FFX County Pkwy between Fair Lakes Pkwy and Fair Lakes Circle, S of Monument Dr, N of I-66, also N of I-66, S of Fair Lakes Circle. AP: Land Unit G: Overlay: office/mix up to .25 FAR; Land Unit H1, H2: Overlay H1, W portion H2: office/mix up to .25 FAR; Land Unit I3:

Overlay: office/mix up to .25 FAR. NP: Overlay level option for mixed use including res., retail, hotel and office uses up to an average .60 FAR for five areas (densities proposed vary for each area). 05-III-1P: 97-4((1))16. AP: Res. .5-1 du/ac; with consolidation, retail/office use with adjacent parcels up to .25 FAR. NP: Add text that neighborhood retail/office should occur at a density no greater than the adjacent parcels, and that automobile-oriented uses are not appropriate.

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 Dept of Planning & Zoning (DPZ), 7th floor, 12055 Government Center Pkwy, 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.