



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**June 17, 2014**

*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 and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.*

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9:00 Reception for A. Heath Onthank Award Recipients, Conference Center Area  
9:30 Presentations  
10:30 Presentation of the A. Heath Onthank Awards  
10:40 Report from the Meals Tax Referendum Task Force  
10:55 Appointments  
11:05 Items Presented by the County Executive  
11:15 Matters Presented by Board Members  
12:05 Closed Session

3:30 p.m. Public Hearing on SEA 78-D-075-02 - CROWN REAL PROPERTIES, L.C., SEA Appl. under Sect(s). 4-704 of the Zoning Ordinance to amend SEA 78-D-075 previously approved for a vehicle sale, rental and ancillary service establishment to permit building additions, site modifications and associated modifications to site design and development conditions. Located at 8602 and 8610 Leesburg Pk., Vienna, 22182, on approx. 8.72 ac. of land zoned C-7 and HC. Providence District. Tax Map 29-1 ((1)) 15 and 16.

3:30 p.m. Public Hearing on SE 2014-MV-002 - NAGMA F. ALI, D/B/A THE MAGIC FOREST ACADEMY, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8052 Paper Birch Dr., Lorton, 22079, on approx. 7,050 sq. ft. of land zoned PDH-4. Mt. Vernon District. Tax Map 107-2 ((8)) (F) 50.

3:30 p.m. Public Hearing on PCA 2012-MV-007 - CRP BELVOIR, LLC, PCA Appl. to amend the proffers and conceptual development plan for RZ 2012-MV-007 previously approved for mixed use development to permit associated modifications to proffers and site design with a total density of 46.7 du/ac including ADUs and bonus density and a waiver # 5294-WPFM-002-1 to permit the location of underground stormwater management facilities in a residential area. Located in the N.W. quadrant of the intersection of Richmond Hwy. and Backlick Rd. on approx. 6.06 ac. of land zoned PRM. Comp. Plan Rec: Option For Mixed Use 30-40 du/ac. Mt. Vernon District. Tax Map 109-1 ((1)) 5-9 and 13-16 and a portion of public right-of-way for Anderson Lane to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Anderson Lane to proceed under Section 15.2-2272 (2) of the Code of Virginia).

3:30 p.m. Public Hearing on SE 2014-SP-007 - FAIRFAX COMPANY OF VIRGINIA L.L.C. SE Appl. under Sect(s). 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 11750 Fair Oaks Mall, Fairfax, 22033, on approx. 109.56 ac. of land zoned C-7 and HC. Springfield District. Tax Map 46-3 ((8)) 1C, 1A, 1D, 2, 4A, 5, 6, 6A, 7, 10, 11 and 13; 46-4 ((9)) 8, 18B1 pt.; 56-1 ((12)) 9 and 14.

3:30 p.m. Public Hearing on RZ 2009-HM-017 - NUGGET JOINT VENTURE, L.C., RZ Appl. to rezone from PDC and PRM to PRM to permit mixed use transit oriented development with an overall Floor Area Ratio (FAR) of 3.01 including bonus density associated with ADU/WDU and a waiver #6848-WPFM-005-1 to permit the location of underground storm water management. Located on the S. side of Dulles Airport Access Rd. and W. side of Dulles Station Blvd. on approx. 14.68 ac. of land. Comp. Plan Rec: Transit-Oriented Development. Dranesville District. Tax Map 15-2 ((1)) 13pt. and 15-4 ((5)) 5Apt. and 5B. (Concurrent with PCA C-696-10)

3:30 p.m. Public Hearing on PCA C-696-10 - DULLES ROCKHILL PARTNERS LIMITED PARTNERSHIP, PCA Appl. to amend the proffers for RZ C-696 previously approved for mixed use to delete approximately 22,272 sq. ft. and include in concurrent RZ 2009-HM-017 application. Located in the N.W. quadrant of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 4.27 ac. of land zoned PRM. Dranesville District. Tax Map 15-4 ((5)) 5A. (Concurrent with RZ 2009-HM-017 and FDP 2009-HM-017)

4:00 p.m. Public Hearing on SEA 01-M-036-02 - PINECREST SCHOOL, INCORPORATED, SEA Appl. under Sect(s). 3-404 of the Zoning Ordinance to amend SEA 01-M-036 previously approved for a private school of general education to increase enrollment and grade level, permit the addition of child care and nursery school, replace existing building and associated modifications to site design and development conditions. Located at 7209 Quiet Cove, Annandale, 22003, on approx. 2.0 ac. of land zoned R-4. Mason District. Tax Map 60-3 ((14)) 2B.

4:00 p.m. Public hearing on SE 2013-PR-021 - TRUSTEES OF BRUEN CHAPEL UNITED METHODIST CHURCH AND MONTESSORI SCHOOL OF CEDAR LANE, INC., SE Appl. under Sect(s). 3-104 of the Zoning Ordinance to permit a church with child care center, nursery school and private school of general education with a total enrollment of ~104 students. Located at 3035 Cedar Ln., Fairfax, 22031, on approx. 2.65 ac. of land zoned R-1. Providence District. Tax Map 49-3 ((1)) 25A.

4:00 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project ST-000021-021 (4YP201 – PB021) – Sydenstricker Road Walkway from Briarcliff Drive to Galgate Drive. The County is planning to complete pedestrian improvements along the north side of Sydenstricker Road from Briarcliff Drive to Galgate Drive. These improvements consist of the construction of approximately 1,350 linear feet of six-foot-wide asphalt trail, tie-ins to existing sidewalk, curb ramps, drainage improvements, and driveway entrances with related grading. Plans and plats describing the work proposed to be done and the property interests to be acquired for this project are on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia 22035. (Springfield District).

4:00 p.m. Joint Public Hearing on the Proposed Virginia Department of Transportation Six-Year Secondary System Construction Program for Fiscal Years 2015 through 2020 and FY 2015 Budget

4:00 p.m. Public hearing regarding a revision to Chapter 3, Article 7, of the Code of the County of Fairfax, to reduce the employee contribution rate for the Police Officers Retirement System.

4:30 p.m. Public Hearing - Fairfax County, on May 14, 2012, issued Request for Proposal 2000000263, soliciting qualified firms to enter into a public-private partnership contract for the planning and redevelopment of the Lewinsville Senior Center property, currently owned by the County, located in McLean, Virginia, and identified as Tax Map Parcel Numbers 30-3 ((1)), parcel 42. In accordance with the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), the Department of Purchasing and Supply Management sought qualified firms to redevelop the Lewinsville property to replace the existing outdated Senior Center with a new Senior Center facility and create new affordable independent living residences for seniors. The proposed Interim Agreement authorizes Wesley-Hamel to commence with certain design, engineering, and zoning activities. Wesley-Hamel is responsible for the majority of the costs associated with the entitlement process; the County is responsible for up to \$1,600,000 of estimated costs in connection with site plan design. In the event of the termination of the Interim Agreement, the County, upon request and, depending on the reason for termination and compensation of Wesley-Hamel for its actual costs, will be entitled to receive the work product produced by Wesley-Hamel in connection with the project. Under the proposed Interim Agreement, the County and Wesley-Hamel agree to pursue negotiations of a Master Development Agreement during the Interim Agreement time period. The Interim Agreement stipulates that the approval of any Master Development Agreement must occur concurrently with the approval of a Special Exception Amendment (SEA) for the property. The County and Wesley-Hamel must reach agreement on a Master Development Agreement on or before the date of approval of the SEA, unless the parties mutually agree to extend to a later date, or else the County then has the option to terminate the Interim Agreement. In accordance with the County's PPEA Guidelines and Procedures, the County will hold a public hearing on the Interim Agreement. A copy of the proposed Interim Agreement has been posted on the Department of Purchasing and Supply Management on the county website linked below. A hard copy is also available at the Department of Purchasing and Supply Management office at the address listed above. For additional information or questions about the public hearing, please contact Kevin Sheehan at 703-246-5146. Link to proposed Interim Agreement: [<http://www.fairfaxcounty.gov/dpsm/solic2.htm#ppea>]

4:30 p.m. Decision Only on PCA 2000-MV-034 - FURNACE ASSOCIATES, INC., PCA Appl. to amend the previously approved proffers and generalized development plan for RZ 2000-MV-034 to eliminate mixed waste reclamation facility and instead to permit electric generating facilities and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.013. Located on the W. side of Furnace Rd., approx. 2,693 ft. S. of Lorton Rd. and 2,693 ft. N. of I-95 underpass on approx. 8.86 ac. of land zoned I-6. Comp. Plan Rec: Industrial. Mt. Vernon District. Tax Map 113-1 ((1)) 12 and 13. (Concurrent with SEA 80-L/V-061-02)

4:30 p.m. Decision Only on SEA 80-L/V-061-02 - FURNACE ASSOCIATES, INC., SEA Appl. under Sect(s). 3-104, 9-201, 9-301 and 9-501 of the Zoning Ordinance to amend SEA 80-L/V-061 previously approved for a landfill to permit landfill expansion, electrical generating facilities, private club/public benefit association, golf driving range and/or outdoor baseball hitting range and associated modifications to site design and development conditions. Located at 10001, 10201, 10209, 10215, 10219 and 10229 Furnace Rd., Lorton, 22079, on approx. 249.82 ac. of land zoned R-1. Mt. Vernon District. Tax Map 113-1 ((1)) 5pt., 7, 8; 113-3 ((1)) 1, 2 and 4. (Concurrent with PCA 2000-MV-034)

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.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.