



# *Fairfax County, Virginia*

## **BOARD OF SUPERVISORS**

### **DRAFT AGENDA**

**Tuesday**  
**October 18, 2016**

*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.*

---

- 8:30 Reception for Environmental Excellence Awards and Exceptional Design Awards, Lambert Conference Center, Rooms 9 and 10
- 8:30 Reception for Domestic Violence Awareness Month, Lambert Conference Center, Reception Area
- 9:30 Presentations
- 10:00 Presentation of the 2016 Barbara Varon Award
- 10:20 Board Appointments
- 10:30 Items Presented by the County Executive
- 10:40 Matters Presented by Board Members
- 11:30 Closed Session

3:00 p.m. Decision Only on PCA B-715 (L & F Bock Farm, LLC) (Mount Vernon District); Decision Only on RZ 2015-MV-015 (L & F Bock Farm, LLC) (Mount Vernon District); and Decision Only on SE 2015-MV-030 (L & F Bock Farm, LLC) (Mount Vernon District)

3:00 p.m. Decision Only on SE 2015-MV-019 (Charles County Sand & Gravel Company, Inc.) (Mount Vernon District)

3:00 p.m. Public Hearing on SE 2016-BR-004 - MARCELA MUNOZ DBA MARCELA'S DAY CARE, SE Appl. under Sect(s). 6-105, 6-106 and 8-305 of the Zoning Ordinance to permit a home child care facility for up to 12 children. Located at 5400 Donnelly Ct., Springfield, VA 22151, on approx. 2,310 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 79-1 ((8)) 66.

3:00 p.m. Public Hearing on SE 2016-BR-013 - REJNAJ OF TWINBROOKE, LLC, SE Appl. under Sect(s). 4 604 and 9-610 of the Zoning Ordinance to permit a fast food restaurant and a waiver of the minimum lot size requirements. Located at 9581 Braddock Rd., Fairfax, 22032, on approx. 30,245 sq. ft. of land zoned C-6. Braddock District. Tax Map 69-3 ((1)) 18A (part).

3:00 p.m. Public Hearing on SE 2015-SU-034 - PDG DALY DRIVE, LLC, SE Appl. under Sect(s). 5-504 and 9 501 of the Zoning Ordinance to permit eating establishments, fast food restaurants, and quick service food stores. Located at 4500 Daly Dr., Chantilly, 20151, on approx. 6.58 ac. of land zoned I-5, WS. Sully District. Tax Map 44-1 ((1)) 13 B2.

3:00 p.m. Public Hearing on SE 2016-HM-017 - MILESTONE TOWER LIMITED PARTNERSHIP III, SE Appl. under Sect. 3-204 of the Zoning Ordinance to permit a telecommunications facility (monopine). Located at 2791 Fox Mill Rd., Herndon, 20171, on approx. 14.20 ac. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 36-1 ((10)) G.

3:30 p.m. Public Hearing on AR 83-D-006-04 - CAJOLL CO. AND THE JOHN W. HANES III SETTLER TRUST, Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 9809 Arnon Chapel Rd., Great Falls, 22066, on approx. 57.38 ac. of land zoned R-E. Please call the Zoning Evaluation Division at 703 324-1290 after September 29, 2016 to obtain the A&F District Advisory Committee and Planning Commission recommendations. Dranesville District. Tax Map 8-3 ((1)) 47 Z1, 45Z, 50Z, and 51Z.

3:30 p.m. Public Hearing on AR 99-D-002-02 - LAWRENCE A. KROP, Local A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of a previously approved agricultural and forestal district. Located at 910 Utterback Store Rd., Great Falls, 22066, on approx. 22.13 ac. of land zoned R-E. Please call the Zoning Evaluation Division at 703-324-1290 after September 29, 2016, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Dranesville District. Tax Map 7-3 ((1)) 30Z, 35Z, 38Z, 42Z, and 43Z.

3:30 p.m. Public Hearing on AR 83-S-007-04 - MARY E., VICTORIA ANNA, GIFFORD RAY, AND MELISSA V. HAMPSHIRE, A&F District Renewal Appl. authorized by Chapter 115 (County Code), effective June 30, 1983 to permit renewal of a previously approved agricultural and forestal district. Located at 6295 Newman Rd., Fairfax, on approx. 25.0 ac. of land zoned R C, WS. Please call the Zoning Evaluation Division at 703 324 1290 after October 5, 2016, to obtain the A&F District Advisory Committee and Planning Commission recommendations. Springfield District. Tax Map 76-1 ((1)) 1Z and 26Z.

3:30 p.m. Public Hearing on PCA 2010-PR-022 - TMG SOLUTIONS PLAZA LAND, L.P., PCA Appl. to amend the proffers for RZ 2010-PR-022, previously approved for mixed-use, to permit office, hotel, residential, retail development, and modification to proffers and site design with an overall Floor Area Ratio (FAR) of 5.33. Located between Leesburg Pike and Greensboro Dr., S. of Westpark Dr., on approx. 7.97 ac. of land zoned PTC, SC and HC. Comp. Plan Rec: Transit Station Mixed-Use, Residential Mixed-Use, and Park/Open Space. Providence District. Tax Map 29-3 ((15)) 7 A2, 7 C2, 7 G (part), 7 H (part), 7 J, and 7 K.

4:00 p.m. Public hearing on the matter of revisions to the Code of the County of Fairfax, Chapter 33, Precious Metal and Gem Dealers and Pawnbrokers. The Board will consider revisions to the ordinance related to permitting, record keeping and operational requirements of precious metal and gem dealers and pawnbrokers. The proposed amendments incorporate requirements mandated by state law.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2013-I-MS1 concerns approx. 1,551 ac. generally located south of I-66, north of Woodburn Road, west of Holmes Run, and east of Long Branch Stream Valley and Prosperity Avenue (portions of Tax

Maps 49-1, 49-2, 49-3, 49-4, 50-3, 59 1, 59-2) in the Providence Supervisor District. The Plan amendment proposes factual corrections and clarifying, organizational, and other editorial updates to the Merrifield Suburban Center section of the Comprehensive Plan. Recommendations relating to the transportation network may also be modified. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324 1380. (Providence District).

4:00 p.m. Public hearing to expand the Culmore Residential Permit Parking District, District 9. The proposed amendment will expand the District boundaries to include the following street block faces: Church Street from Courtland Drive to Payne Street, south side only; Nevius Street from Beachway Drive to Knollwood Drive, west side only, and from the southern property boundary of 3409 Nevius Street to Knollwood Drive, east side only; and Payne Street from the southern property boundary of 3452 Payne Street to the northern property boundary of 3426 Payne Street, west side only, and from the southern property boundary of 3437 Payne Street to the northern property boundary of 3427 Payne Street, east side only. Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Mason District).

4:00 p.m. Public hearing to expand the Springdale Residential Permit Parking District, District 33. The proposed amendment will expand the District boundaries to include the following street block faces: Munson Road from Magnolia Lane to Reservoir Heights Avenue (east side only); from Magnolia Lane to the northern property boundary of 3814 Munson Road (west side only); and from Reservoir Heights Avenue to Arnet Street (west side only). Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Mason District).

4:00 p.m. Public hearing on proposed alterations to the following small and local sanitary district for refuse/recycling and/or leaf collection service: Create Small District within Hunter Mill District for the purpose of providing County Refuse, Recycling, and Vacuum Leaf Collection Service to the Equus Court area. Questions regarding these proposed alterations may be directed to the Department of Public Works and Environmental Services, Division of Solid Waste Collection and Recycling, 703-324-5230.

4:00 p.m. Public hearing on proposed alterations to the following small and local sanitary district for refuse/recycling and/or leaf collection service: De-create/Re-create Small District 1 within Mount Vernon District for the purpose of continuing County Refuse, Recycling, and adding Vacuum Leaf Collection Service to the Culver Place area. Questions regarding these proposed alterations may be directed to the Department of Public Works and Environmental Services, Division of Solid Waste Collection and Recycling, 703-324-5230.

4:30 p.m. Public hearing regarding the proposed restriction of through truck traffic on Washington Drive and Tyler Street, and on Payne Street, Church Street, and Courtland Drive; between Leesburg Pike and Columbia Pike, as part of the County's Residential Traffic Administration Program (RTAP), and in accordance with Section 46.2-809 of the Code of Virginia. A possible alternate route has been identified for Washington Drive and Tyler Street starting at Washington Drive and Leesburg Pike to the intersection of Leesburg Pike and Columbia Pike, and to the intersection of Columbia Pike and Tyler Street; and a possible alternate route has been identified for Payne Street, Church Street, and Courtland Drive starting at the intersection of Payne Street and Leesburg Pike to the intersection of

Leesburg Pike and Columbia Pike, and to the intersection of Columbia Pike and Courtland Drive. (Mason District).

4:30 p.m. 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: (1) Clarify that nursery schools, child care centers and veterinary hospitals are permitted uses in their respective Commercial Districts subject to specific use limitations by amending the respective "Permitted Use" sections of the Zoning Ordinance to insert cross-references to the corresponding Zoning Ordinance sections that contain the existing use limitations. (2) Amend the submission requirements for all special permits set forth in Sect. 8-011 by making minor changes to reduce the number of copies of the application that is completed and signed by the applicant from four copies to one original copy and to require that the statement confirming ownership of the property be notarized. (3) Amend the Additional Standards for Home Child Care Facilities by replacing the requirement for 10 copies of a plan with a requirement for the submission of 15 large copies and one 8 1/2" x 11" copy of a plat that is certified by a licensed, professional engineer, land surveyor, architect or landscape architect, as well as a dimensioned floor plan of the interior of the dwelling, certified by a licensed, professional engineer, architect or other similarly licensed professional, that identifies all rooms and/or facilities to be used in conjunction with the home child care facility and ingress and egress from the dwelling with corresponding digital photographs of the rooms and/or facilities to be used in conjunction with the home child care facility and points of ingress and egress. (4) Amend the Additional Standards for a Home Professional Office by deleting the renewal provision for applications approved prior to January 24, 1977, and inserting a provision requiring a dimensioned floor plan, certified by a licensed, professional engineer, architect or other similarly licensed professional, depicting the internal layout of the residence, gross floor area of and use of each room, identification of all rooms and/or facilities to be used in conjunction with the home professional office, and ingress and egress from the dwelling, with corresponding digital photographs of the rooms and/or facilities to be used in conjunction with the home professional office and ingress and egress from the dwelling. (5) Amend the Additional Standards for an Accessory Dwelling Unit to 1) allow the BZA to approve an alternative entrance location for accessory dwelling units located within the structure of a single family detached dwelling on lots less than 2 acres in area; 2) delete the renewal provision for such applications approved prior to July 27, 1987; 3) add a requirement for the submission of 15 large copies and one 8 1/2" x 11" copy of a plat that is certified by a licensed, professional engineer, land surveyor, architect or landscape architect, with specific requirements for the information to be contained on such certified plat; and 4) add a requirement for the submission of a dimensioned floor plan, certified by a licensed, professional engineer, architect or other similarly licensed professional, depicting the internal layout and gross floor area of the both the principal and accessory dwelling units, the use of each room, and ingress and egress from each of the dwellings with corresponding digital photographs of all such rooms and ingresses and egresses depicted on the floor plan. (6) Amend those variance provisions found in Sect. 18-404 and Sect. 19-209 of the Zoning Ordinance to conform such provisions to the new standards and requirements for variances that are set forth in Virginia Code § 15.2-2309, as amended in 2015. (7) Amend the definition of a public use to clarify that uses sponsored or operated by any other county, city or town within the Commonwealth of Virginia other than Fairfax County shall not be deemed a public use and shall be subject to the applicable Zoning Ordinance provisions for such use and to amend the definition of a school of general education to clarify that a school of general education shall include a public school operated by other counties, cities or towns within the Commonwealth of Virginia.

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.

4:30 p.m. Public hearing on the acquisition of certain land rights necessary for the construction of Project ST-000003-048, Birch Street Sidewalk Improvements (Dranesville District). This project

consists of sidewalk improvements and storm drainage upgrades along Birch Street and Grove Avenue. Improvements include the installation of approximately 500 linear feet of 5' wide concrete sidewalk, curb and gutter, pedestrian curb ramps, utility relocation, minor grading, and driveway reconstruction along Birch Street from the Falls Church City limit to Grove Avenue. Storm drainage improvements along Birch Street include drainage pipe and inlet installation. The storm drainage system will be extended from Birch Street, south along Grove Avenue, to connect to the existing storm drainage system. 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.

5:00 p.m. Public hearing to consider 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 Twinbrook Community Parking District (CPD). The proposed CPD would be expanded in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Twinbrook Run Drive from Boyett Court south to the cul-de-sac inclusive; and at all times prohibit the parking of watercraft, boat trailers, motor homes, 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 CPD 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 CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Braddock District).

5:00 p.m. Public hearing to establish the McLean Ridge Temporary Residential Permit Parking District, District T5. The proposed amendment will establish the District boundaries to include the following street block: Seneca Avenue from Chain Bridge Road to Buena Vista Road (trail). Questions regarding this proposed amendment may be directed to the Department of Transportation at 703-877-5600. (Providence District).

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2014-IV-MV3 concerns approx. 6.32 ac. generally located at 2426 Huntington Ave., Alexandria, VA, 22303 (Tax Map Parcels 83-1 ((1)) 42 and 49A) in the Mount Vernon Supervisor District. The area is planned for up to 200,000 SF of office use and public facilities. The Amendment will consider residential use in line with the community and county's vision for development near transit stations (up to 360 dwelling units). Editorial amendments to reflect existing uses may also be made for 2451 Midtown Ave Apt. 101 1623 and 2301-2376 Huntington Station Ct., Alexandria, VA, 22303 (Tax Map Parcels 83-1 ((25)) All and 83-1 ((26)) All). Recommendations relating to the transportation network may also be modified. PA 2014-IV-MV3 is concurrently under review with Rezoning application RZ/FDP 2015-MV-008.

Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the rezoning. Copies of the staff report for this proposed amendment

may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324 1380. (Mount Vernon District).

5:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2015-IV-MV3 concerns approx. 5.2 ac. located at 2622, 2700, and 2716 Fairview Drive, and 6319, 6321, 6325, 6329 Richmond Highway and generally located on the east side of Richmond Highway and on the north side of Fairview Drive (Tax Map Parcels 83-3((1))18,19 and 20) in the Mount Vernon Supervisor District. The area is planned for community-serving retail use at an intensity up to .50 floor area ratio (FAR) for Tax Map Parcel 83-3((1))20 (pt.) and residential use at a density of 3-4 dwelling units per acre for Tax Map Parcels 83-3((1))18, 19 and 20 (pt.). There is an option that supports concurrent review of a Plan amendment and zoning application to examine redevelopment potential and possible consolidation of Tax Map parcels 83-3((1))18, 19 and 20. This amendment will consider multifamily residential use with up to 375 dwelling units and up to 7,500 square feet of supporting retail uses. Recommendations relating to the transportation network may also be modified. PA 2015-IV-MV3 is concurrently under review with Rezoning application RZ/FDP 2016-MV-002. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProcessBOS.aspx> for a description and information on the status of the rezoning on Plan Amendment 2015-IV-MV3 – Penn Daw Community Business Center, Land Unit G (pt). Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324-1380. (Mount Vernon District).

5:30 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment # 2016-CW-1CP considers the revision of locational and character criteria for public schools in the Public Facilities section of the Policy Plan element of the County's Comprehensive Plan. Copies of the staff report for this proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703 324-1380.

5:30 p.m. Public hearing to consider adopting an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix R (Ordinance Designating Long Term Parking Restrictions) to prohibit commercial vehicles, recreational vehicles, and all trailers as defined in Chapter 82 of the Fairfax County Code from parking on Fair Ridge Drive, north of Lee Jackson Highway, from 6 p.m. to 9 a.m., seven days per week. The proposed restrictions would be established in accordance with and be subject to the provisions set forth in the Fairfax County Code Section 82-5-37. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600.

5:30 p.m. PCA –B-846-03 - RP 11720, LLC, PCA Appl. to amend the proffers for RZ –B-846 previously approved for office use to permit residential development at a density of 15.65 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PRC –B-846-04 and DPA –HM-117-02). (Hunter Mill District).

5:30 p.m. DPA –HM-117-02 - RP 11720, LLC, DPA Appl. to permit the second amendment of the Development Plan for RZ –B-846 to permit medium density residential. Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA B-846-03 and PRC -B-846-04). (Hunter Mill District).

5:30 p.m. PRC –B-846-04 - RP 11720, LLC, PRC Appl. to approve a PRC plan associated with RZ -B-846 to permit residential development at a density of 15.65 dwelling units per acre (du/ac). Located on the N.W. quadrant of the intersection of Sunrise Valley Dr., and Roland Clarke Pl., on approx. 3.45 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-4 ((14)) (1A) 1. (Concurrent with PCA –B-846-03 and DPA –HM-117-02). (Hunter Mill District).

5:30 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.



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: 771, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.