



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
September 20, 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 Hispanic Heritage Month
9:00 Presentations
10:30 Public Hearing on the County and Schools' FY 2016 Carryover Review to Amend the Appropriation Level in the FY 2017 Revised Budget Plan
10:40 Board Appointments
10:50 Items Presented by the County Executive
11:00 Matters Presented by Board Members
11:50 Closed Session

3:30 p.m. Public Hearing on SE 2015-MV-019 - CHARLES COUNTY SAND & GRAVEL COMPANY, INC., SE Appl. under Sect. 5-604 of the Zoning Ordinance to permit heavy industrial use (concrete batching plant). Located at 9520 Gunston Cove Rd., Lorton, 22079, on approx. 5.23 ac. of land zoned I-6. Mt. Vernon District. Tax Map 107-4 ((1)) 62A (part).

3:30 p.m. Public Hearing on PCA 84-S-027-08 - MACS RETAIL LLC, PCA Appl. to amend the proffers, conditions, and conceptual development plan for RZ 84-S-027, previously approved for residential development and secondary commercial uses, to permit a service station quick-service food store and modification of open space requirements with an overall Floor Area Ratio (FAR) of 0.24. Located in the N.E. quadrant of the intersection of Westfields Blvd. and Sequoia Farms Dr., on approx. 37,561.79 sq. ft. of land zoned PDH-3, WS. Comp. Plan Rec: Retail and Other Uses. Sully District. Tax Map 44-3 ((7)) B3 (part).

3:30 p.m. Public Hearing on SEA 97-L-065 - DOGWOOD PETROLEUM REALTY, LLC, SEA Appl. under Sect(s). 4-604 and 2-414 of the Zoning Ordinance to amend SE 97-L-065, previously approved for a service station/mini-mart, to convert to a service station/quick service food store and permit associated modifications to site design and development conditions; and to permit modification to the 75 ft. setback from an interstate right-of-way. Located at 8071 Alban Rd., Springfield, 22150, on approx. 1.24 ac. of land zoned C-6. Mt. Vernon District. Tax Map 99-1 ((17)) 3.

3:30 p.m. Public Hearing on PCA B-715 - L & F BOCK FARM, LLC, PCA Appl. to amend the proffers for RZ B 715, previously approved for residential use, to permit deletion of land area. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5. Comp. Plan Rec: Residential 5-8 du/ac. Mt. Vernon District. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and SE 2015-MV-030).

3:30 p.m. Public Hearing on RZ 2015-MV-015 - L & F BOCK FARM, LLC, RZ Appl. to rezone from PDH-5 to R-8 to permit independent living facilities and modification of the minimum district size requirements with a total density of 29.22 dwelling units per acre (du/ac). Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land. Comp. Plan Rec: Residential 5-8 du/ac. Mt. Vernon District. Tax Map 102-1 ((1)) 3C (part). (Concurrent with PCA B-715 and SE 2015-MV-030).

3:30 p.m. Public Hearing on SE 2015-MV-030 - L & F BOCK FARM, LLC, SE Appl. under Sect. 3-604 of the Zoning Ordinance to permit independent living facilities. Located approx. 0.1 mile S.W. of the intersection of Hinson Farm Rd. and Parkers Ln., on approx. 4.38 ac. of land zoned PDH-5 and proposed as R-8. Mt. Vernon District. Tax Map 102-1 ((1)) 3C (part). (Concurrent with RZ 2015-MV-015 and PCA B-715).

3:30 p.m. Public Hearing on RZ 2016-MV-008 - JR LAND, LLC, RZ Appl. to rezone from R-1 to the I-6 zoning district with an overall Floor Area Ratio (FAR) of 0.5. Located on the N. side of Mims St., approx. 800 ft. N.W. of its intersection with Richmond Hwy., on approx. 15,238 sq. ft. of land. Comp. Plan Rec: Industrial. Mt. Vernon District. Tax Map 113-2 ((1)) 18 (part).

3:30 p.m. Public Hearing on PCA 86-C-054-02/ CDDA 86-C-054 - GENERAL DYNAMICS CORPORATION, PCA and CDDA Appl(s). to amend the proffers and conceptual development plan for RZ 86-C-054, previously approved for office use, to permit office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. Located on the S. side of Sunset Hills Rd., N. of Dulles Airport Access Rd. and W. of Hunter Mill Rd., on approx. 21.69 ac. of land zoned PDC. Comp. Plan Rec: Office. Hunter Mill District. Tax Map 18-3 ((1)) 11 B1.

4:00 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) Allow a lot to be created in the R-C District that complies with the R-C District regulations and other applicable regulations, and such lot may be used for any use permitted in the R-C District pursuant to a Building Permit, provided that all such lots, except for lots designated as open space or lots developed under the cluster provisions requiring special exception approval from the Board of Supervisors (Board), shall have a shape factor of less than or equal to 35, or lots with a shape factor greater than 35 but less than 50 may be permitted with special exception approval by the Board of Supervisors. (2) When a lot is subject to a lot width waiver special exception approved by the Board, exclude the pipestem portion of such lot from the shape factor requirement. (3) Allow a minor adjustment of lot lines between corner lots and contiguous lots when such lots do not meet the current minimum district size, lot area, lot width and/or shape factor requirements of the zoning district in which located, but such lots met the requirements of the Zoning Ordinance in effect at the time of recordation, provided that the reconfigured lots contain either the same lot area as existed prior to the adjustment of the lot lines or a greater area than existed prior to the adjustment of lot lines which results in a reduced number of lots. Such minor adjustment of lot line between corner lots and contiguous lots may change the road frontage or orientation of the lot, provided that there shall be no additional lots or outlots created, the number of lots that does not comply with the current minimum lot width requirement shall not be increased, and the amount of lot width noncompliance shall not be aggravated. In addition, such adjustment of lot lines shall not create or aggravate any existing noncompliance with regard to minimum lot area, shape factor or minimum yard requirements. (4) Allow the maximum building height for single family detached dwellings to be increased [ranging from the current 35 feet up to a maximum of 45 feet] in the R-C, R-E, and R-1 Districts, provided a minimum required yard of [ranging from 40 to 60 feet] is maintained from all lot lines for any dwelling with a height greater than 35 feet. 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. 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-CW-8CP proposes an amendment to the Comprehensive Plan for Fairfax County, Virginia, to update the Inventory of Historic Sites tables and maps that appear in the Area plans; to revise the language on heritage resources in the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site; and to add four new historic sites. A list of the Inventory of Historic Sites may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, or by visiting <http://www.fairfaxcounty.gov/dpz/historic/ihs>. 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.

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.